City of Franklin

Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Board of Mayor & Aldermen

Tuesday, March 24, 2026 | **7:00 PM** | **Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SETTING OF THE AGENDA

1. Consideration Of Changes In Agenda And Setting The Agenda
   i. Discussion Of Removal Of Items From Consent/Changes Not Requiring A Vote
   ii. Proposed Changes To The Agenda
   iii. Approval Of Agenda As Submitted Or Changed

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card before the beginning of the meeting if you would like to address the Board. As provided by law, the Board of Mayor and Alderman shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the City Administrator for administrative consideration, or to a schedule the matter for Board consideration at a later date. Those addressing the Board are requested to come to the microphone and identify themselves by name and address for the official record. The Mayor may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.

COMMUNICATIONS

APPROVAL OF MINUTES

2. Consideration Of Approval Of Minutes
   March 10, 2026 6:00 p.m. Work Session
   March 10, 2026 7:00 p.m. Board of Mayor and Aldermen Meeting

RECOGNITIONS

MISCELLANEOUS REPORTS

CONSENT AGENDA

All items under the consent agenda are deemed to be non-controversial and routine in nature by the governing body. They will be approved as recommended by committee or staff by one motion of the governing body. The items on the consent agenda will not be discussed. Any member of the governing body desiring to discuss an item on the consent agenda may request that it be removed from the consent agenda and be placed on the regular agenda. It will then be considered at that time. Staff recommends that item numbers 16-21 be placed on the consent agenda.

3. Consideration Of Items 16-21 On The Consent Agenda

OLD BUSINESS

4. Consideration Of Resolution 2025-106, A Resolution To Annex One Property, Consisting Of 79.89 Acres, Located South Of Hillview Lane And West Of Columbia Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). THIRD AND FINAL READING
   FMPC 1/22/26, 7-0
   WS 2/10/26
   BOMA 2/10/26, 7-1; 3/10/26, 6-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

5. Consideration Of Ordinance 2025-53, As Amended, An Ordinance To Zone 79.89 Acre Agricultural (AG) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Hillview Lane And West Of Columbia Pike. THIRD AND FINAL READING
   FMPC 1/22/26, 7-0
   WS 2/10/26
   BOMA 2/10/26, 7-1; 3/10/26, 6-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

6. PUBLIC HEARING: Consideration Of Resolution 2025-24, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane By The City Of Franklin, Tennessee
   FMPC 4/24/25, 7-0
   WS 5/13/25; 6/24/25
   BOMA 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 defer to 8/12/25; 8/12/25, 8-0 defer to 11/11/25, 11/11/25, 8-0 defer to 3/24/26
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

7. PUBLIC HEARING: Consideration Of Resolution 2025-25, A Resolution To Annex One Property, Consisting Of 311.21 Acres, Located West Of Hillview Lane And North Of Coleman Road At 1247 Hillview Lane, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). SECOND OF THREE READINGS
   FMPC 4/24/25, 7-0
   WS 5/13/25; 6/24/25
   BOMA 5/13/25, 7-1; 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 defer to 8/12/25; 8/12/25, 8-0 defer to 11/11/25; 11/11/25, 8-0 defer to 3/24/26
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

8. PUBLIC HEARING: Consideration Of Ordinance 2025-06, An Ordinance To Zone 311.21 Acres To Planned (PD 0.78/32,000/80) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located West Of Hillview Land And North Of Coleman Road At 1247 Hillview Lane (Harlin PUD Subdivision). SECOND OF THREE READINGS
   FMPC 4/24/25, 7-0
   WS 5/13/25; 6/24/25
   BOMA 5/13/25, 7-1; 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 defer to 8/12/25; 8/12/25, 8-0 defer to 11/11/25; 11/11/25, 8-0 defer to 3/24/26
   Sponsors: Emily Huffer, Amy Diaz-Barriga, Joseph Bryan

9. PUBLIC HEARING: Consideration Of Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane
   FMPC 4/24/25, 6-1 (MOS1: 6-1 DENY; MOS 2: 7-0 APPROVE; MOS 3: 7-0 APPROVE; MOS 4: 7-0 APPROVE; MOS 5: 7-0 APPROVE WITH CONDITIONS; MOS 6: 7-0 APPROVE; MOS 7: 7-0 APPROVE; MOS 8: 7-0 APPROVE; MOS 9: 7-0 APPROVE WITH CONDITIONS; MOS 10: 7-0 APPROVE; MOS 11: 7-0 APPROVE; MOS 12: 7-0 APPROVE WITH CONDITIONS; MOS 13: 7-0 APPROVE WITH CONDITIONS; MOS 14: 7-0 APPROVE WITH CONDITIONS; MOS 15: 7-0 APPROVE)
   WS 5/13/25; 6/24/25
   BOMA 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 defer to 8/12/25; 8/12/25, 8-0 defer to 11/11/25; 11/11/25, 8-0 defer to 3/24/26
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

10. Consideration Of COF Contract No. 2025-0110, With Boyle Investment Company For Parkland Impact Fee And Construction Agreement For Harlin PUD
    WS 5/13/25; 6/24/25; 7/8/25
    BOMA 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 to defer to 8/12/25; 8/12/25, 8-0 to defer to 11/11/25, 8-0 to defer to 3/24/26
    Sponsors: Lisa Clayton, Heather Eusebio

11. Consideration Of COF Contract No. 2025-0158, With Boyle Nashville, LLC For A Road Impact Fee Offset Agreement For An Amount Not To Exceed $4,647,999
    WS 5/13/25; 6/24/25
    BOMA 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 to defer to 8/12/25; 8/12/25, 8-0 to defer to 11/11/25; 11/11/25, 8-0 to defer to 3/24/26
    Sponsors: Paul Holzen, Jimmy Wiseman

NEW BUSINESS

12. Consideration Of Resolution 2026-04, A Resolution Authorizing The Execution Of COF Contract No. 2026-0077 With Walker Consultants For The Central Franklin Parking Study
    WS 2/25/25; 3/10/26
    Sponsors: Kelly Dannenfelser, Emily Wright, Andrew Orr

13. *Consideration Of Resolution 2026-10, A Resolution Establishing A Steering Committee For The Central Franklin Parking Study
    WS 3/24/26
    Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

14. Consideration Of Resolution 2026-07, A Resolution To Revise The Design Concept For The Intersection Upgrade Project At Liberty Pike And Mallory Lane/North Royal Oaks Boulevard
WS 10/14/25; 3/10/26
Sponsors: Paul Holzen, Jonathan Marston, William Banks

15. *Consideration Of Resolution 2026-19, A Resolution Authorizing The City Of Franklin To Join The New National Opioid Settlement With Six Regional Distributors/Dispenser Defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc. (And American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris And Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; And United Natural Foods, Inc. (Including Is Subsidiaries SuperValu And Advantage Logistics) (Six Remnant Defendants)
WS 3/24/26
Sponsors: Shauna Billingsley

ALL OTHER CONSENT ITEMS

16. Consideration Of Change Order 1 To COF Contract No. 2022-0315, With Sain Construction For Change Order To Bicentenntial Park Project
CIC 2/26/26, 4-0
Sponsors: Paul Holzen, Jonathan Marston, Shahad Abdulrahman

17. Consideration Of COF Contract No. 2025-0221, With CSX Transportation, Inc. For Lewisburg Pike Sidewalk Project
CIC 8/28/25, 4-0; 2/26/26, 4-0
BOMA 9/23/25, 8-0
Sponsors: Paul Holzen, Jonathan Marston, Allison Davis

18. Consideration Of COF Contract No. 2026-0079, With Westhaven Owner, L.P. For Reimbursement Agreement For Boyd Mill Pike Development Project
WS 1/13/26; 3/10/26
Sponsors: Paul Holzen, Jimmy Wiseman

19. Consideration Of Event Permit For Pumpkinfest Sponsored By The Heritage Foundation In Downtown Franklin On October 24-25, 2026
WS 3/10/26
Sponsors: Milissa Reierson, Monique McCullough

20. Consideration Of Event Permit For Dickens Of A Christmas Sponsored By The Heritage Foundation In Downtown Franklin On December 12-13, 2026
WS 3/10/26
Sponsors: Milissa Reierson, Monique McCullough

21. Consideration To Grant Sewer Availability For 4006 Clovercroft Road (Map 79L, Group A, Parcel 12.00)
CIC 2/26/26, 3-0
Sponsors: Michelle Hatcher, Brian Goodwin

RECEIPT OF REPORTS AND ITEMS APPROVED ON BEHALF OF THE BOARD

22. Report On Debt Obligation (State Form No. CT-0253) Pursuant To Tennessee Code Annotated Section 9-21-151 For The City Of Franklin, Tennessee $104,305,000 Series 2026 General Obligation Bonds

Sponsors: Kristine Brock

23. Amendment 1 To COF Contract No. 2023-0133, With Tennessee Bureau Of Investigations For User Agreement For Tennessee Crime Information Center

Sponsors: Deb Faulkner

24. Amendment 2 To COF Contract No. 2023-0405, With IXOM Watercare For Water Quality Maintenance Services Term Extension In An Amount Of $9,270

Sponsors: Michelle Hatcher

25. COF Contract No. 2025-0349, With State Of Tennessee Department Of Safety And Homeland Security Office For Police Traffic Services Highway Safety Project(s) Grant

Sponsors: Deb Faulkner

26. COF Contract No. 2026-0045, With Bruce Little For Parkland Impact Fee (Payment Of Fees Only) Agreement For 1213 Mulberry St.

Sponsors: Lisa Clayton, Heather Eusebio

27. COF Contract No. 2026-0046, With Bruce Little For Parkland Impact Fee (Payment Of Fees Only) For 1217 Mulberry St.

Sponsors: Lisa Clayton, Heather Eusebio

28. COF Contract No. 2026-0070, With Redi International, LLC For Pressure Washing Of The Thermal Hydrolysis Reactors At The Water Reclamation Facility

Sponsors: Michelle Hatcher

29. COF Contract No. 2026-0104, With Midwest Employers Casualty Excess WC Fraud Warning Supplement Required With City's Surety Bond Issuance For Self-Insured Workers Compensation Prgoram

Sponsors: Kevin Townsel

30. COF Contract No. 2026-0124, With Rolling Hills Community Church For Rental Of Facilities To Hold A Banquet Celebrating And Honoring The Firefighters And Personnel Of The Franklin Fire Department

Sponsors: Glenn Johnson

EXECUTIVE SESSION

31. Motion To Recess Into Executive Session

RETURN FROM EXECUTIVE SESSION

32. Actions From Executive Session

SCHEDULED MEETINGS & EVENTS

March 26	3:00 p.m.	Capital Investment Committee
March 26	4:00 p.m.	FMPC & BOMA Joint Workshop
March 26	7:00 p.m.	Franklin Planning Commission

April 2 6:00 p.m. Board of Zoning Appeals
April 3 CITY OFFICES CLOSED in observance of Good Friday
April 7 4:00 p.m. Franklin Transit Authority
April 9 8:00 a.m. Historic Parks Audio Tour Subcommittee
April 9 3:00 p.m. Budget & Finance Committee
April 10 8:00 a.m. Sustainability Commission
April 13 5:00 p.m. Historic Zoning Commission
April 14 4:30 p.m. Beer Board
April 14 5:00 p.m. BOMA Work Session
April 14 7:00 p.m. Board of Mayor and Aldermen

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the Risk Manager at 615-791-3277 24-hours prior to the meeting.

File #: 21-01870

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2025-106, A Resolution To Annex One Property, Consisting Of 79.89 Acres, Located South Of Hillview Lane And West Of Columbia Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). THIRD AND FINAL READING
FMPC 1/22/26, 7-0
WS 2/10/26
BOMA 2/10/26, 7-1; 3/10/26, 6-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8953
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: David Ingram

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located south of Hillview Lane and west of Columbia Pike. It is contiguous to the City limits and is within the southern limits of the City of Franklin's Urban Growth Boundary (UGB). This property falls into the SW1 basin, which has been identified as a long-term annexation capability area due to some needed sewer improvements as well as an overall lack of existing road network. The property does not have sewer currently available to service the property. If the property is annexed into the City of Franklin, sanitary sewer service will not be provided until the property owner constructs the sewer in accordance with Franklin Water Management requirements. The ability to serve the property with utilities and services has been addressed in the Plan of Services. The subject property requesting annexation is within the Development Reserve Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to maintain the current agricultural use on the property.

Property Consideration:
The property in question is adjacent to land within the City limits owned by the same property owner.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2025-106 by a vote of 7-0.
Staff recommends that the Board of Mayor and Alderman approve Resolution 2025-106 on Third and Final Reading.

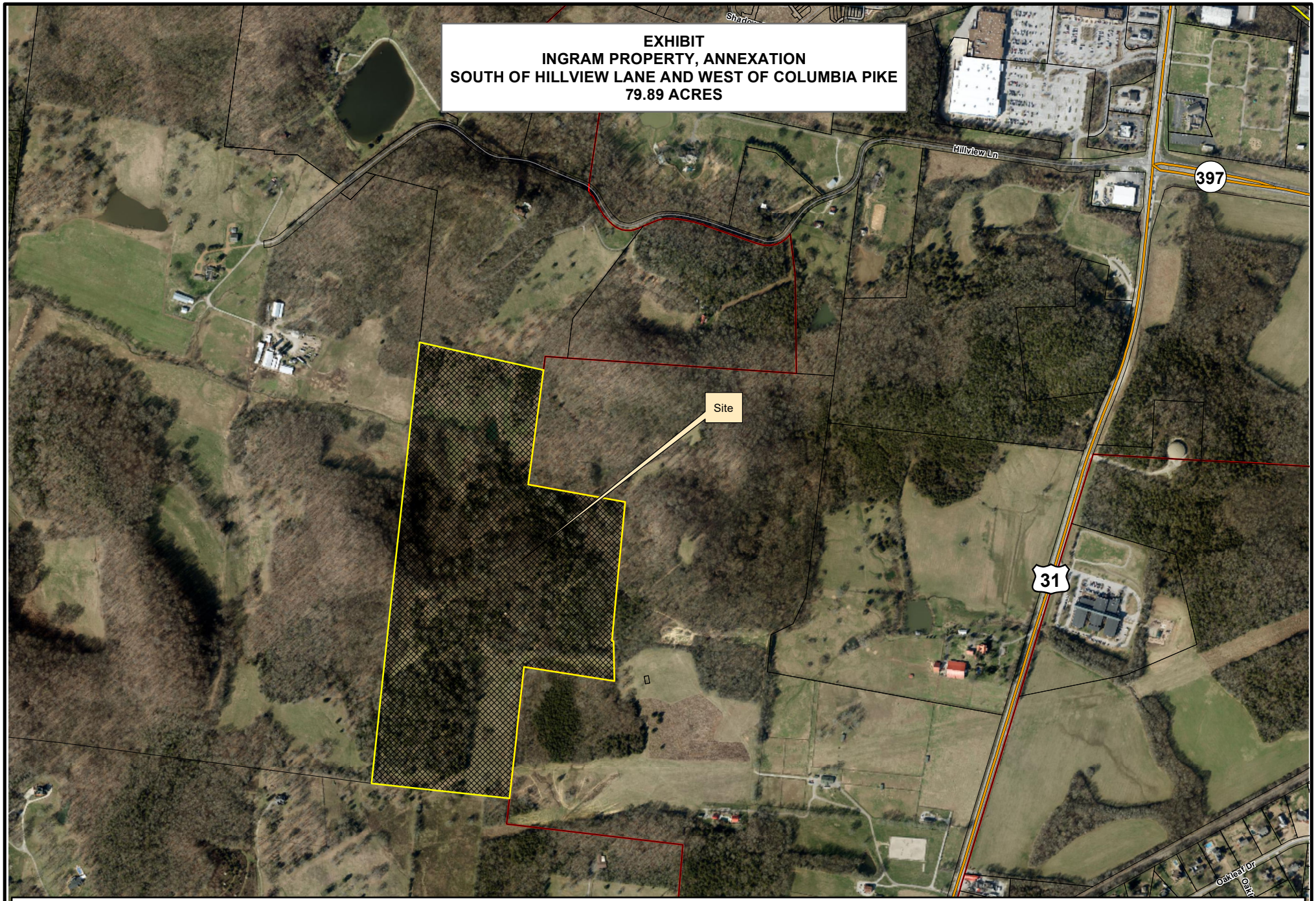


EXHIBIT
INGRAM PROPERTY, ANNEXATION
SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE
79.89 ACRES
Hillview Ln
397
Site
31
Legend
Ingram Property
Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	ANNEXATION EXHIBIT
C3.0	BOUNDARY SURVEY & LEGAL DESCRIPTION

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

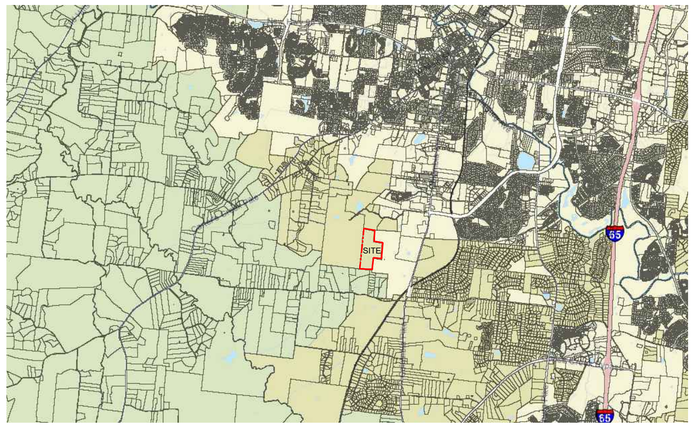
ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:

DAVID INGRAM
4417 TYNE BLVD
NASHVILLE, TN 37215

VICINITY MAP



N NOT TO SCALE

SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

COF PROJECT NUMBER:	8953
SITE ACREAGE/SF:	79.89 AC / 3,480,008.4 SF
EXISTING ZONING:	MGA-1, RP-1, COUNTY
PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

WATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. WATER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

SANITARY SEWER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. SANITARY SEWER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

STORMWATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

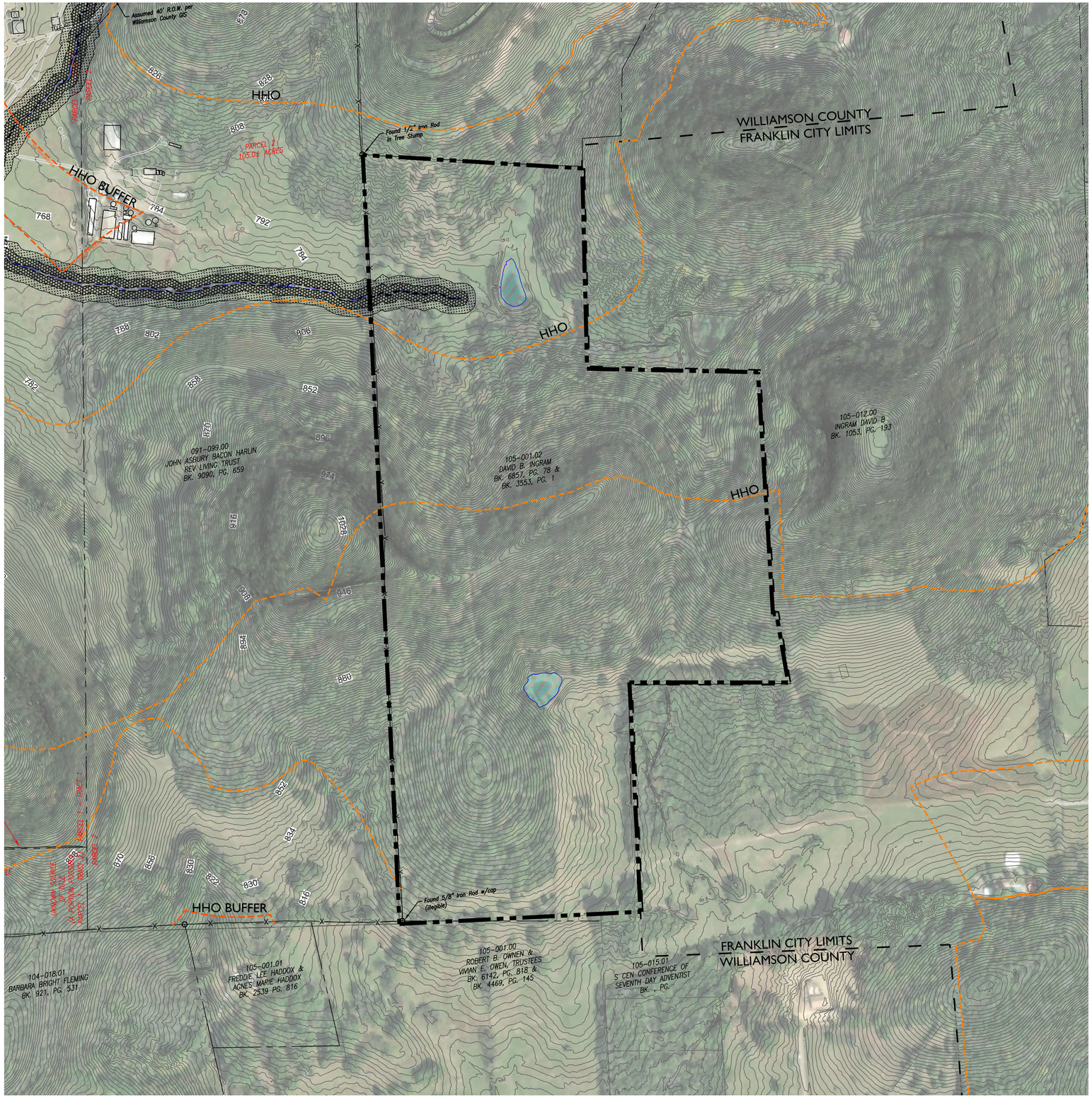
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.



INITIAL SUBMITTAL:	09/29/2025
FORMAL ANNEXATION SUBMITTAL:	12/04/2025



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INGRAM PROPERTY, ANNEXATION REQUEST

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PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

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SANITARY SEWER
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DRAINAGE FACILITIES
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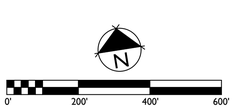
STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

KEY

- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

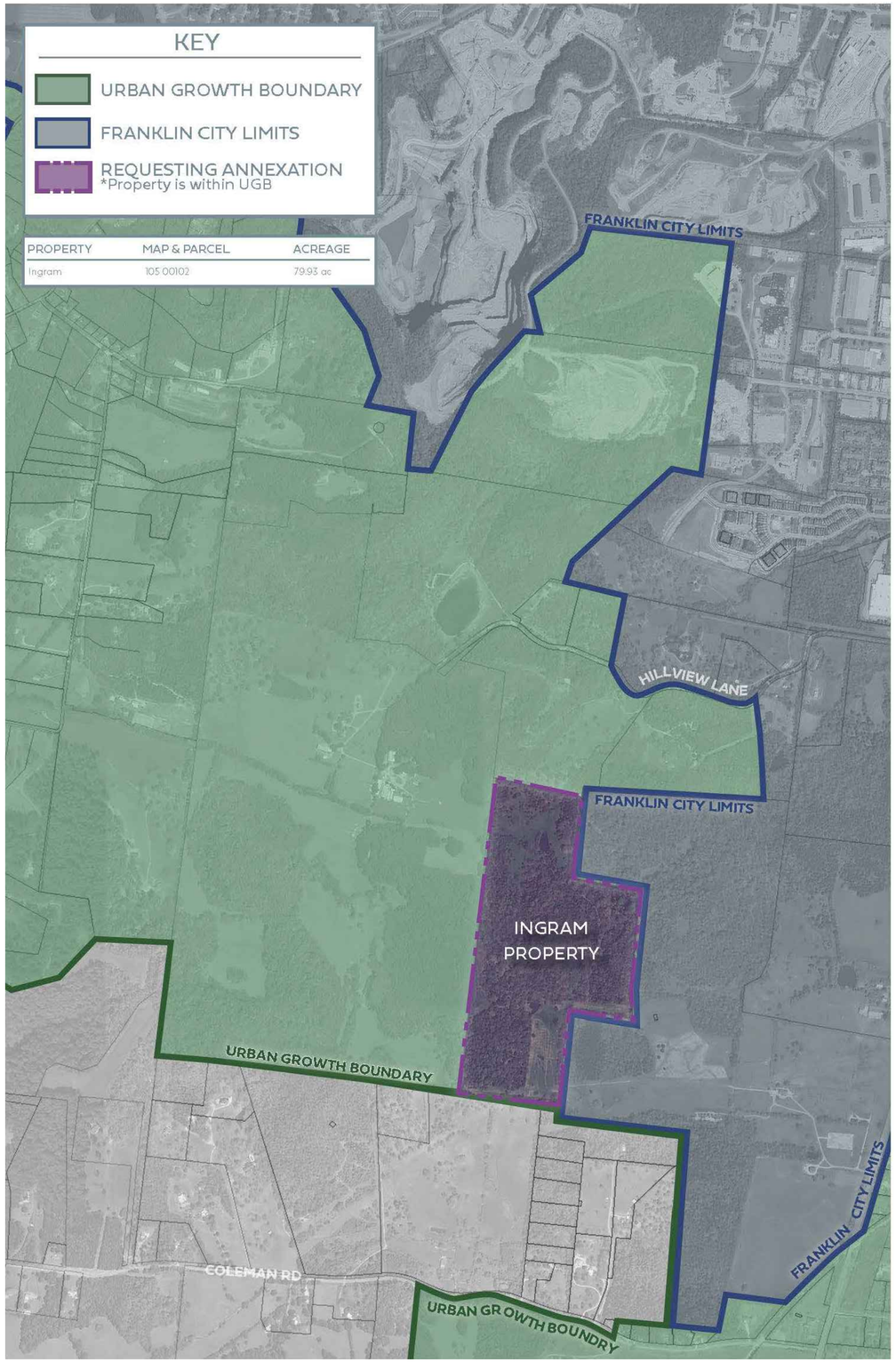
Kimley»Horn

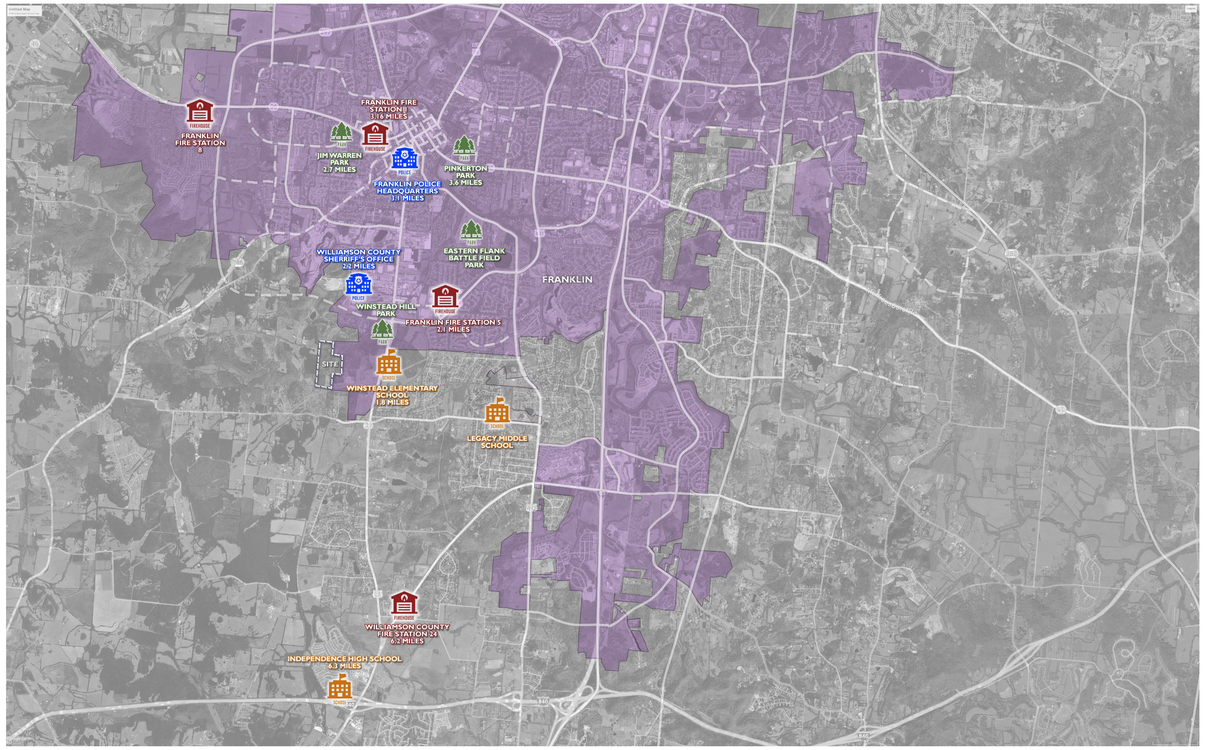
INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee



Revision Date
1. December 8, 2025
2.
3.
4.

OVERALL
EXISTING CONDITIONS
SHEET
C1.0
COF # 8953





INFRASTRUCTURE MAP
Schools, Recreation, Emergency Services

Schools

1.8 miles	Winstead Elementary School (66% Capacity)
4.0 miles	Legacy Middle School (41.8% Capacity)
6.3 miles	Independence High School (86.6% Capacity)

Recreation

1.4 miles	Winstead Hill Park
3.0 miles	Eastern Flank Battlefield Park
3.6 miles	Pinkerton Park

Emergency Services

2.1 miles	Franklin Fire Station #5
2.2 miles	Williamson County Sheriff
3.1 miles	Franklin Police Headquarter
6.2 miles	Williamson County Fire Station #24

N
N.T.S

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

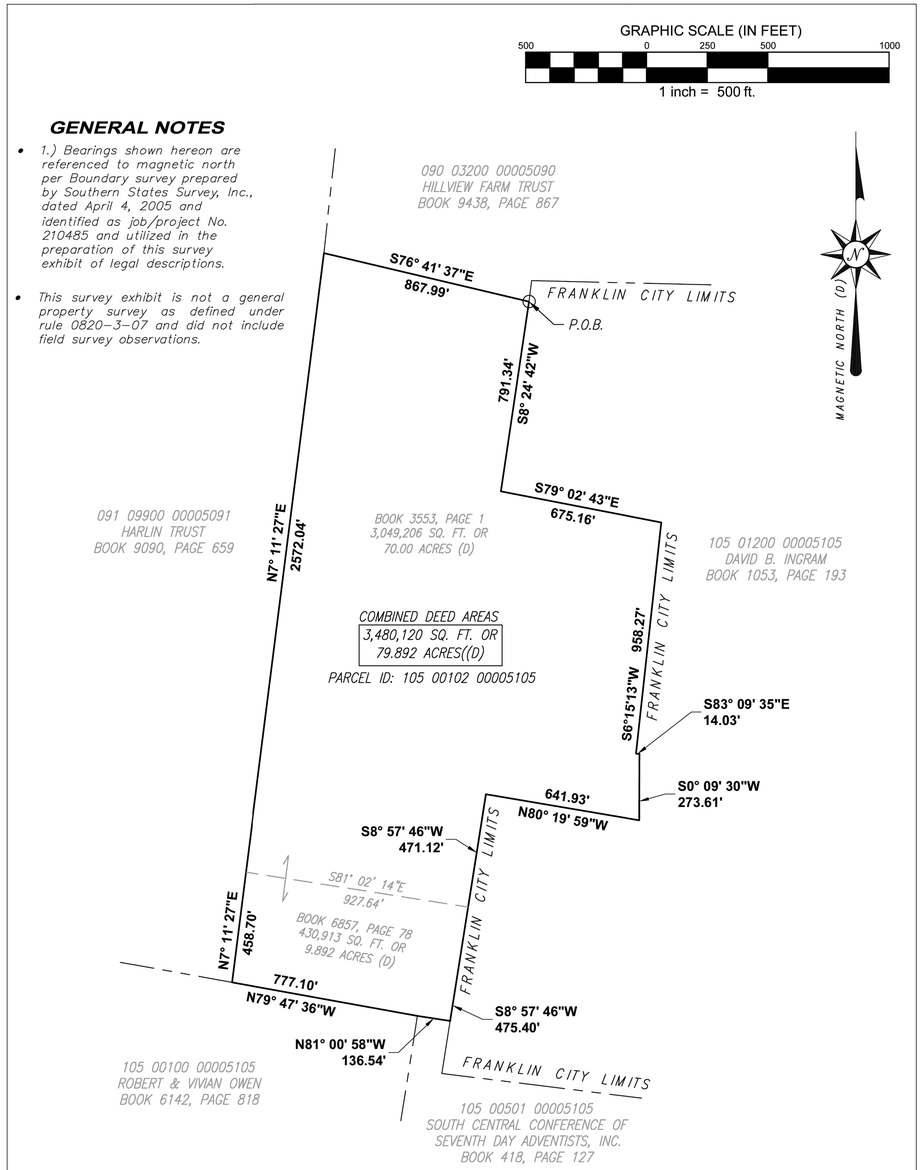
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/18/2025

Revision Date
1 December 8, 2025
△
△
△

ANNEXATION EXHIBIT
SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES	**BOUNDARY EXHIBIT** MAP 105, PARCEL (001.02) WILLIAMSON County, Tennessee	DATE OF DRAWING: 09-24-2025
		MANAGER: RH / CADD: BWS
		PROJECT NUMBER: 231539
		FIELD BOOK NUMBER:
		LAST FIELD WORK:
		CREW CHIEF(S):
390 Mallory Station Road, Suite 100 Franklin, TN 37067 (615) 814-7414	Survey For the Benefit of: _____	REV. DRAWING:
		SCALE: 1"= 500' / SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE FIFTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, NORTH OF COLEMAN ROAD AND APPROXIMATELY ONE MILE WEST OF STATE HIGHWAY 31 SOUTH AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR GREGORY W. MAXWELL ON BEHALF OF SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485 AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) AT THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT. SAID POINT BEING A COMMON CORNER WITH THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867), AND ON THE WEST BOUNDARY OF THE DAVID B INGRAM PROPERTY (DEED BOOK 1053 PAGE193); THENCE, WITH THE WEST BOUNDARY OF SAID INGRAM LAND.

SOUTH 08 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 791.34 FEET TO AN IRON PIN; THENCE, SOUTH 79 DEGREES 02 MINUTES 43 SECONDS EAST A DISTANCE OF 675.16 FEET TO AN IRON PIN; THENCE, CONTINUING WITH THE WEST BOUNDARY OF INGRAM: SOUTH 06 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 958.27 FEET TO AN TO IRON PIN; THENCE, SOUTH 83 DEGREES 09 MINUTES 35 SECONDS EAST A DISTANCE OF 14.03 FEET, TO AN TO IRON PIN; THENCE, SOUTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 273.61 FEET TO AN TO IRON PIN ; THENCE, NORTH 80 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 641.93 FEET, TO AN TO IRON PIN; THENCE, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 471.12 FEET TO AN IRON PIN IN THE WEST BOUNDARY OF INGRAM, AND BEING THE SOUTHEAST CORNER OF THE INGRAM 70.00 ACRE PARCEL (DEED BOOK 3553 PAGE 1) AND THE NORTHEAST CORNER OF THE INGRAM 9.892 ACRE PARCEL (DEED BOOK 6857 PAGE 78), AND BOTH BEING PART OF THESE DESCRIBED LANDS; THENCE, CONTINUE WITH THE WEST BOUNDARY LINE OF SAID DAVID B. INGRAM LANDS, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 475.40 FEET TO A POINT AT THE SOUTHEAST CORNER OF THESE DESCRIBED LANDS; THENCE LEAVING SAID LANDS OF DAVID B. INGRAM, AND WITH THE NORTH LINE OF THE SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. (DB 418 PAGE 127), NORTH 81 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 136.54 FEET TO A POINT; THENCE LEAVING THE PROPERTY OF SAID SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. AND WITH THE NORTH LINE OF THE PROPERTY OF ROBERT AND VIVIAN OWEN (DEED BOOK 6142 PAGE 818), NORTH 79 DEGREES 47 MINUTES 36 SECONDS WEST A DISTANCE OF 777.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF THE HARLIN TRUST (DEED BOOK 9090 PAGE 659); THENCE, WITH THE EAST LINE OF SAID HARLIN TRUST; NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 458.70 FEET TO AN IRON PIN; THENCE CONTINUE WITH SAID LANDS OF HARLIN TRUST, NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 2,572.04 FEET TO A POINT AT THE SOUTHWEST COMER OF THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867),AND BEING THE NORTHWEST COMER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE EAST LINE OF SAID HARLIN TRUST LANDS AND WITH THE SOUTH LINE OF SAID HILLVIEW FARM TRUST; SOUTH 76 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 867.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.892 ACRES BY DEED

BEARINGS ARE BASED ON MAGNETIC NORTH (DATE:04-06-01) AS REFERENCED ON BOUNDARY SURVEY OF THESE LANDS DATED 04-05-02 BY SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
R&O 2018
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
NO. 2018

Revision Date
△ December 8, 2025
△ _____
△ _____
△ _____

BOUNDARY SURVEY & LEGAL DESCRIPTION
SHEET
C3.0
COF # 8953

RESOLUTION 2025-106

A RESOLUTION TO ANNEX ONE PROPERTY, CONSISTING OF 79.89 ACRES, LOCATED SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

WHEREAS, David Ingram, (Owner) of property located south of Hillview Lane and west of Columbia Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property contiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2025-105; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
105 – 1.02	79.89
Total	79.89

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the annexed Property shall become part of Aldermanic Ward 4.

SECTION IV. **BE IT FINALLY RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2026.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

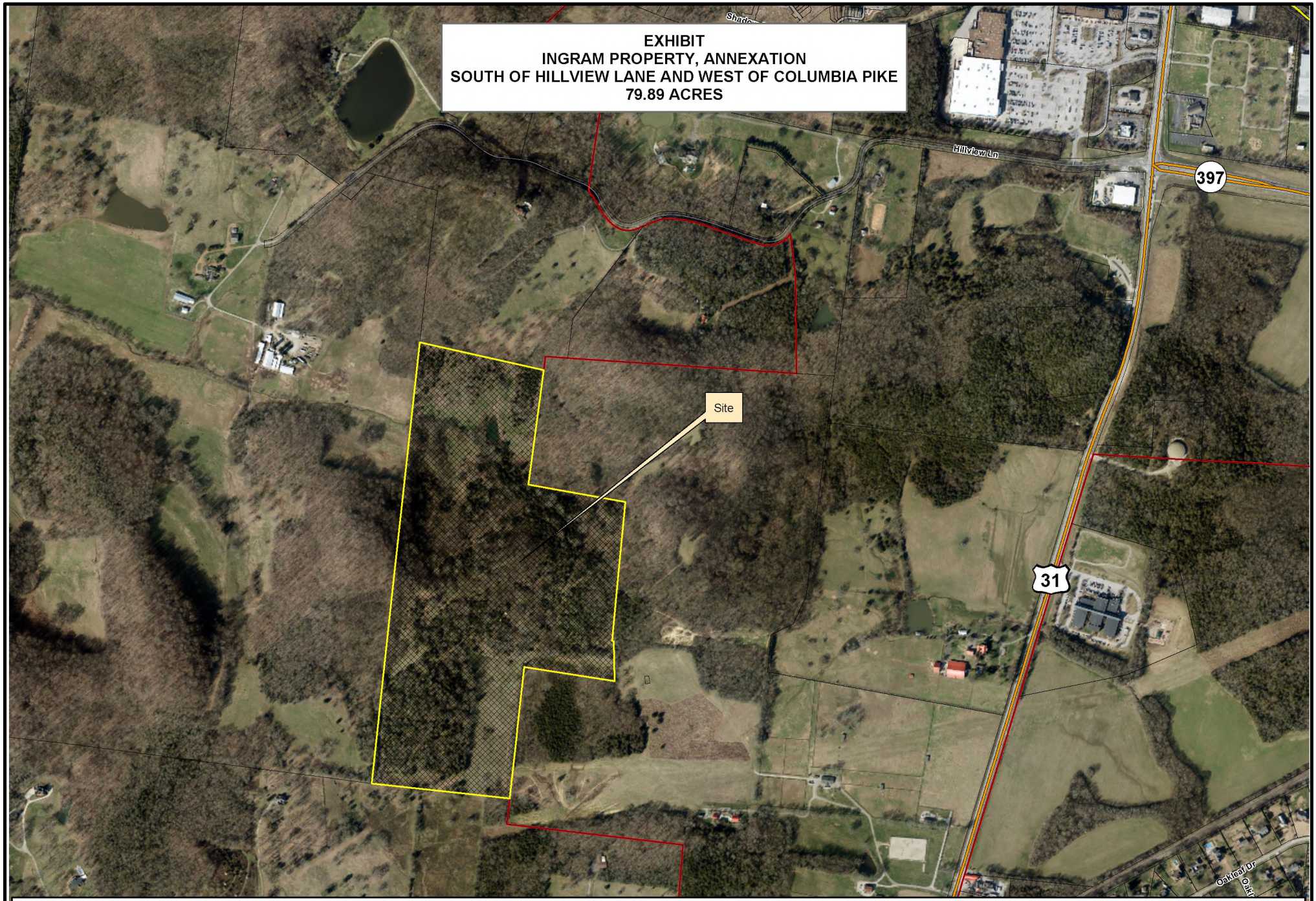


EXHIBIT
INGRAM PROPERTY, ANNEXATION
SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE
79.89 ACRES
Hillview Ln
397
Site
31
Oakleaf Dr
Legend
Ingram Property
Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	ANNEXATION EXHIBIT
C3.0	BOUNDARY SURVEY & LEGAL DESCRIPTION

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

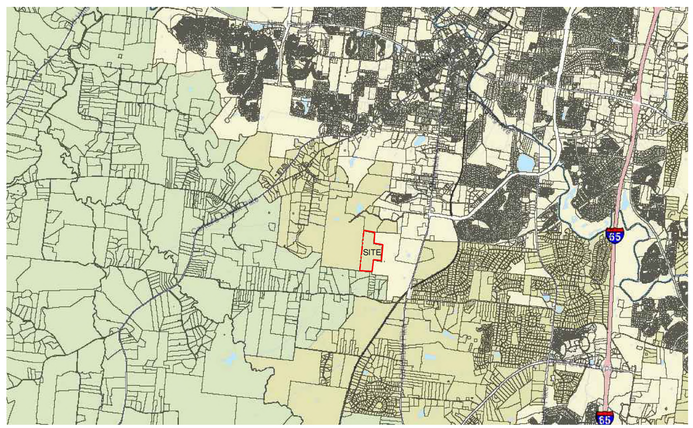
ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:

DAVID INGRAM
4417 TYNE BLVD
NASHVILLE, TN 37215

VICINITY MAP



NOT TO SCALE

SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

COF PROJECT NUMBER:	8953
SITE ACREAGE/SF:	79.89 AC / 3,480,008.4 SF
EXISTING ZONING:	MGA-1, RP-1, COUNTY
PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

WATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. WATER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

SANITARY SEWER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. SANITARY SEWER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

STORMWATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

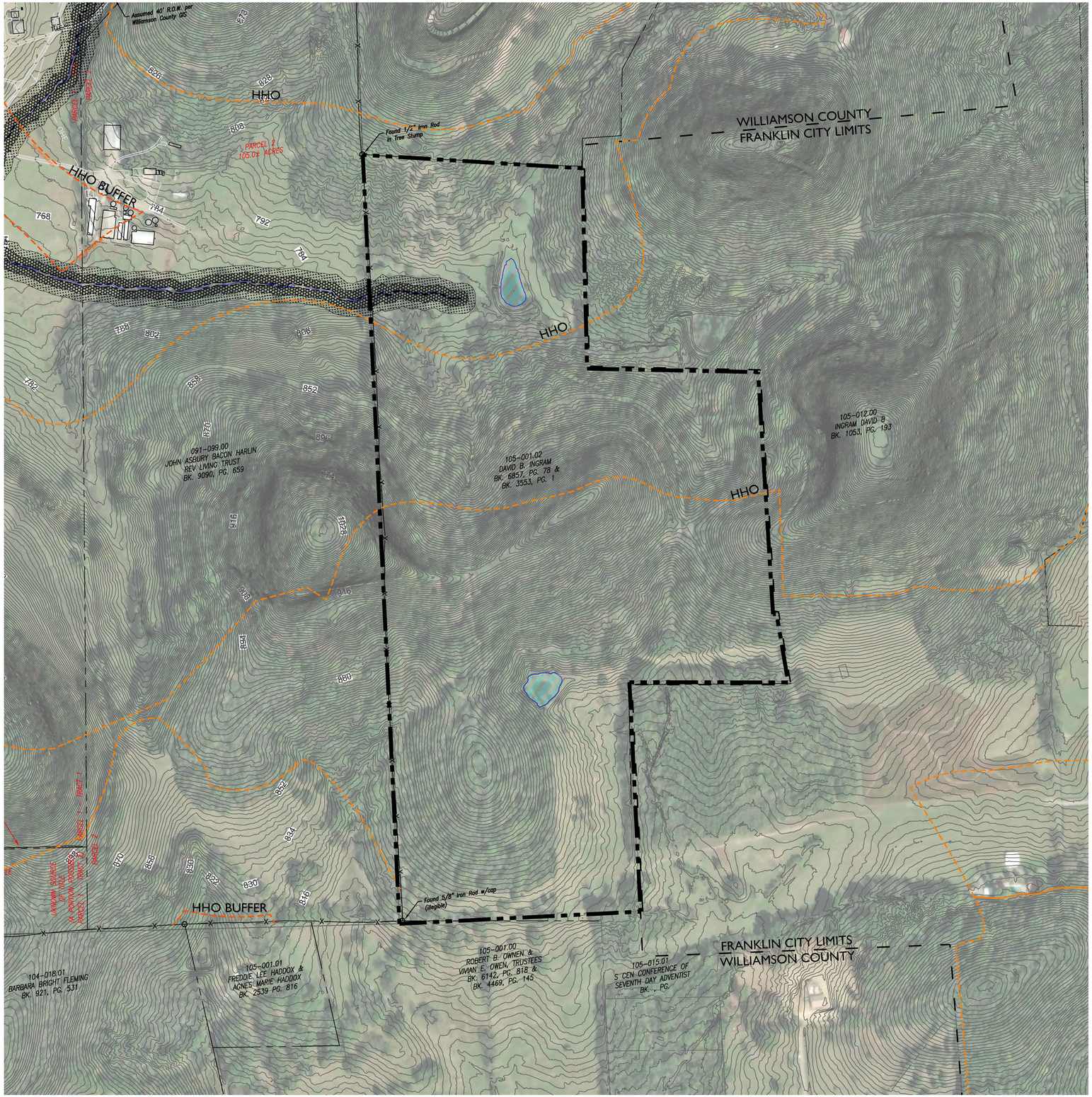
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.



INITIAL SUBMITTAL:	09/29/2025
FORMAL ANNEXATION SUBMITTAL:	12/04/2025



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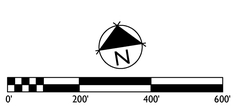
KEY

- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS



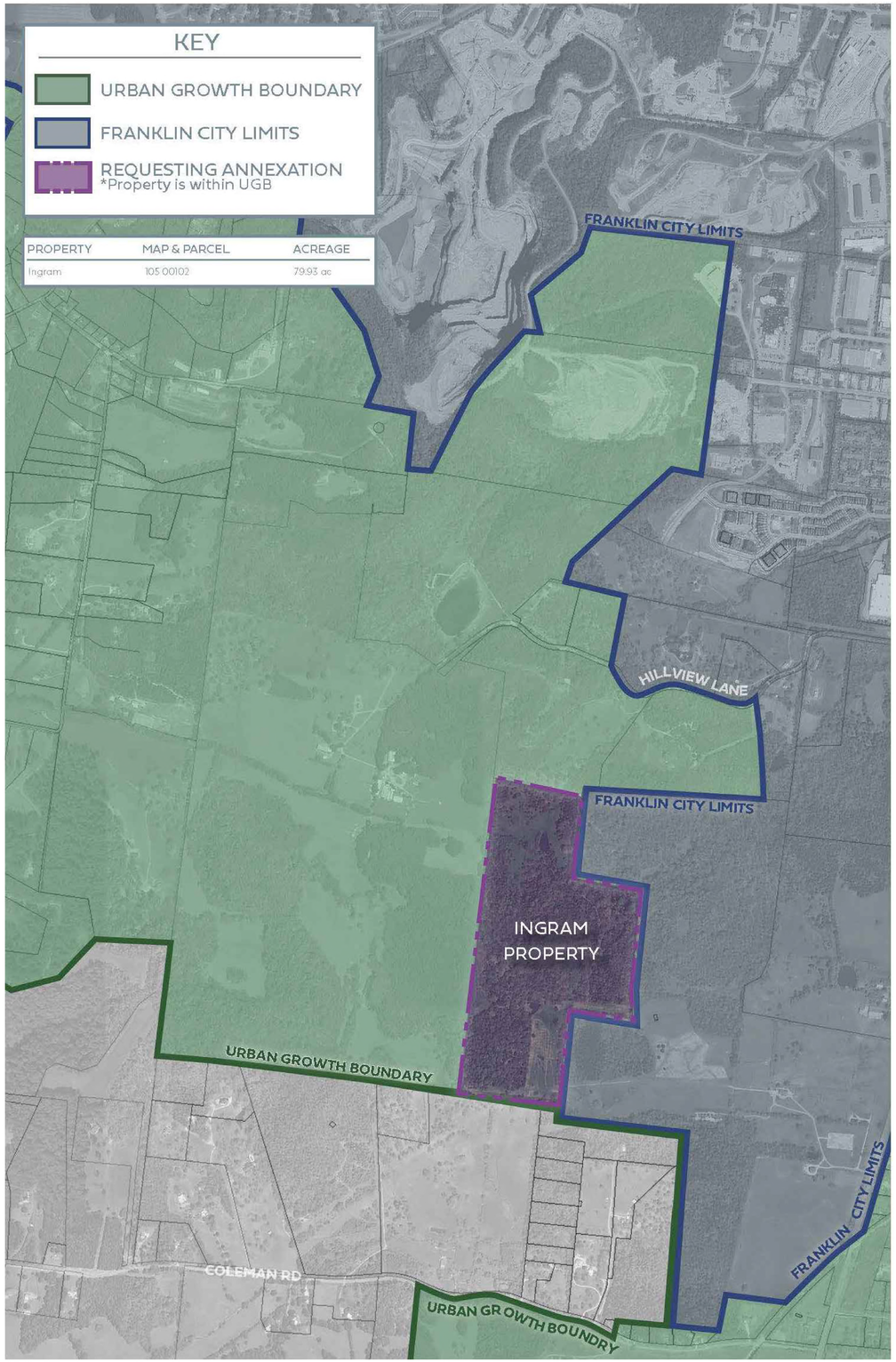
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

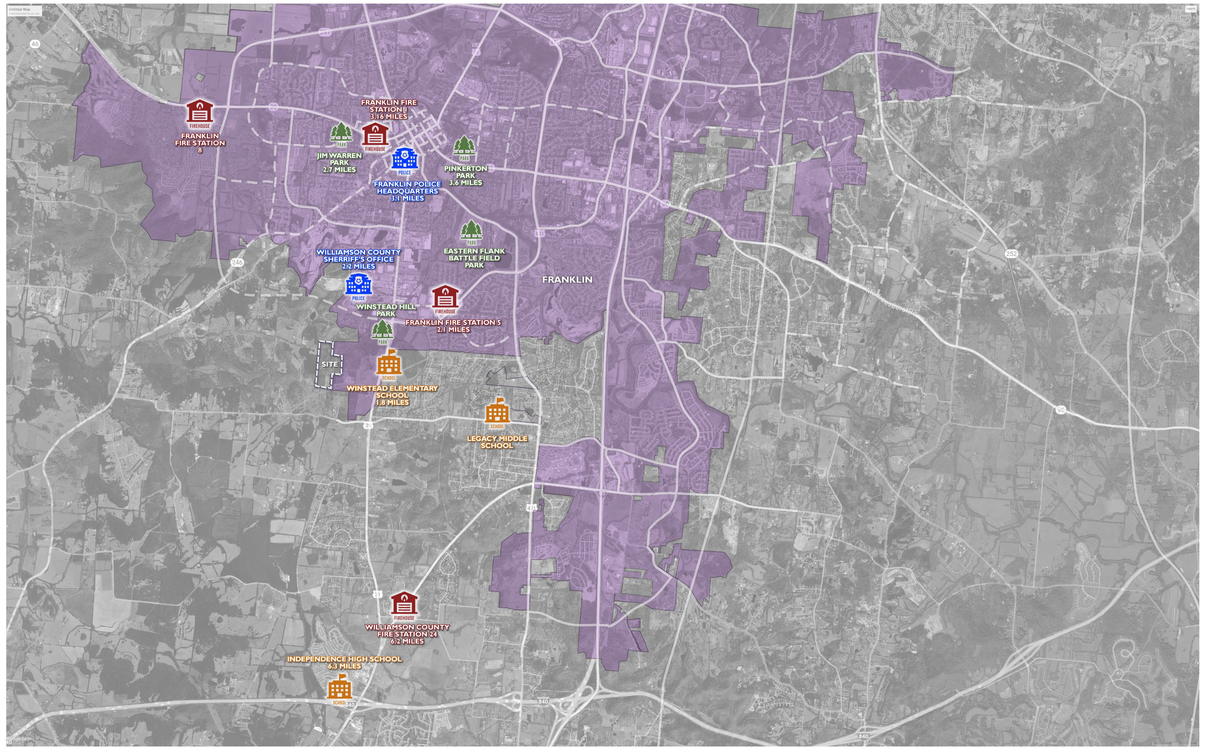
INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee



Revision Date
△ December 8, 2025
△
△
△

OVERALL EXISTING CONDITIONS
SHEET
C1.0
COF # 8953





INFRASTRUCTURE MAP
Schools, Recreation, Emergency Services

Schools

1.8 miles	Winstead Elementary School (66% Capacity)
4.0 miles	Legacy Middle School (41.8% Capacity)
6.3 miles	Independence High School (86.6% Capacity)

Recreation

1.4 miles	Winstead Hill Park
3.0 miles	Eastern Flank Battlefield Park
3.6 miles	Pinkerton Park

Emergency Services

2.1 miles	Franklin Fire Station #5
2.2 miles	Williamson County Sheriff
3.1 miles	Franklin Police Headquarter
6.2 miles	Williamson County Fire Station #24

N
N.T.S

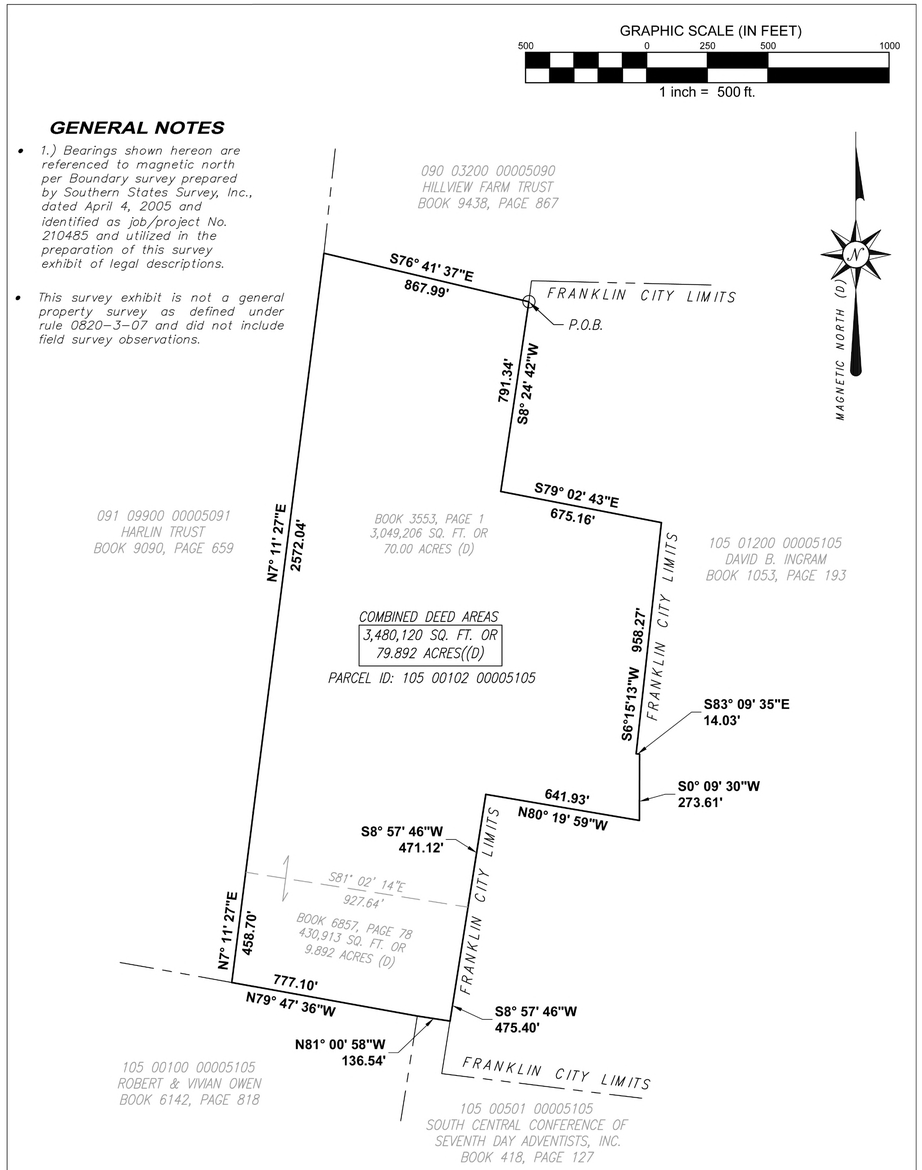
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/12/25

Revision Date
1 December 8, 2025
2
3
4

ANNEXATION EXHIBIT
SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES	**BOUNDARY EXHIBIT**	DATE OF DRAWING: 09-24-2025
	MAP 105, PARCEL (001.02)	MANAGER: RH / CADD: BWS
	WILLIAMSON County, Tennessee	PROJECT NUMBER: 231539
		FIELD BOOK NUMBER:
		LAST FIELD WORK:
		CREW CHIEF(S):
390 Mallory Station Road, Suite 100 Franklin, TN 37067 (615) 814-7414	Survey For the Benefit of: _____	REV. DRAWING:
		SCALE: 1"= 500' / SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE FIFTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, NORTH OF COLEMAN ROAD AND APPROXIMATELY ONE MILE WEST OF STATE HIGHWAY 31 SOUTH AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR GREGORY W. MAXWELL ON BEHALF OF SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485 AS FOLLOWS:

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CONTAINING 79.892 ACRES BY DEED

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
R&O 1818
LICENSED
PROFESSIONAL
SURVEYOR
STATE OF TENNESSEE

Revision Date
1 December 8, 2025
2 _____
3 _____
4 _____

BOUNDARY SURVEY & LEGAL DESCRIPTION
SHEET
C3.0
COF # 8953

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-01871

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2025-53, As Amended, An Ordinance To Zone 79.89 Acre Agricultural (AG) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Hillview Lane And West Of Columbia Pike. THIRD AND FINAL READING
FMPC 1/22/26, 7-0
WS 2/10/26
BOMA 2/10/26, 7-1; 3/10/26, 6-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8953
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: David Ingram

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property south of Hillview Lane and west of Columbia Pike Agricultural (AG) District, should the Plan of Services, RES 2025-24, and Annexation, RES 2025-25, be approved by BOMA. The subject property consists of 79.89 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Development Reserve Design Concept, which states that these areas, "Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes. New growth should only be encouraged in areas where adequate public water, sewer, and streets are available or are planned." It further states that, "These areas should be subject to further planning in coordination with planned infrastructure improvements and public-service delivery." The zoning as proposed is consistent with the recommendations of Envision Franklin and maintains the current use of the property. Additionally, the Hillside Hillcrest Overlay District (HHO) and 500ft HHO buffer would be applied with this zoning and further protect the character of the area. Regarding any future development, prior to zoning the property anything other than Agricultural or Estate Residential, an Envision Franklin Plan Amendment would need to be approved by the Planning Commission.

At its January 22nd, 2026 meeting, the Planning Commission made an amendment to the ordinance to revise the Hillside Hillcrest Overlay (HHO) District boundary on the property to match the revised Conservation line as defined in Envision Franklin. The Conservation Line was updated as part of the county-wide Urban Growth Plan update after this parcel was fully incorporated into the CIty of Franklin's southern portion of the UGB.

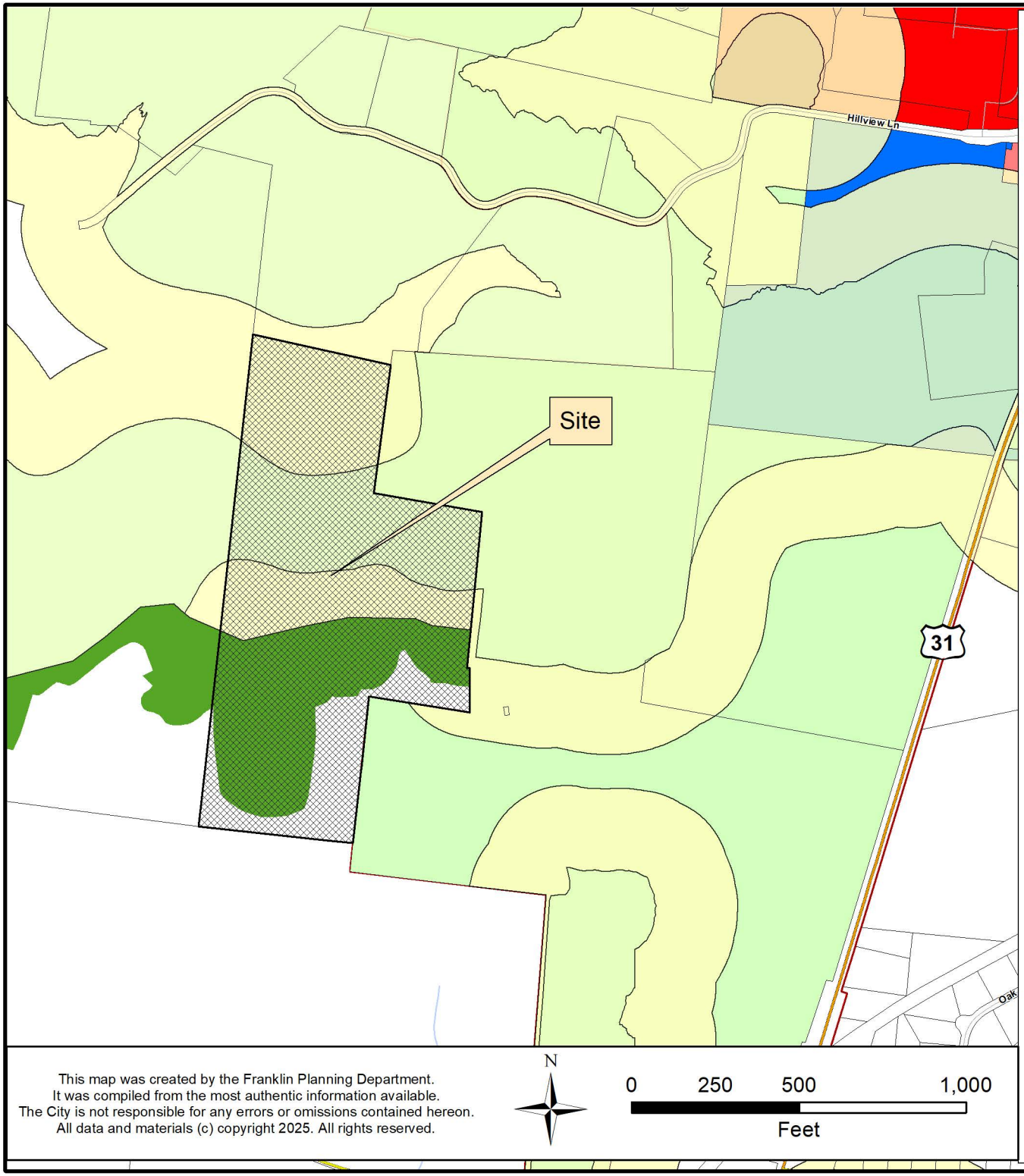
Property Consideration:
The property in question is adjacent to land within the City limits owned by the same property owner. The property within the City limits is zoned Estate Residential.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2025-53, as amended, by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-53, as amended, on Third and Final Reading.



INGRAM PROPERTY, ZONING ORDINANCE 2025-53

Project Information
Existing Zoning: MGA-1 (County)
Proposed Zoning: AG-Agricultural
Overlay Districts: HHO, HHO Buffer
Site Acreage: 79.89 acres

Legend

- Ingram Property
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Envision Franklin Conservation
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2025-53
AS AMENDED

AN ORDINANCE TO ZONE 79.89 ACRE AGRICULTURAL (AG) DISTRICT, AND HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, FOR THE PROPERTY LOCATED SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE

WHEREAS, David Ingram, (Owner) of property located south of Hillview Lane and west of Columbia Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2025-105 and Resolution 2025-106; and

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Agricultural (AG) District, and the Hillside Hillcrest Overlay (HHO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the Hillside Hillcrest Overlay District (HHO) was amended to match the Conservation Line as identified in Envision Franklin to further protect the scenic hillside vistas and rural character of the area; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described Property shall be, and is hereby, zoned the following: Agricultural (AG) District, and the Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
105 – 1.02	79.89
Total	79.89

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2026.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

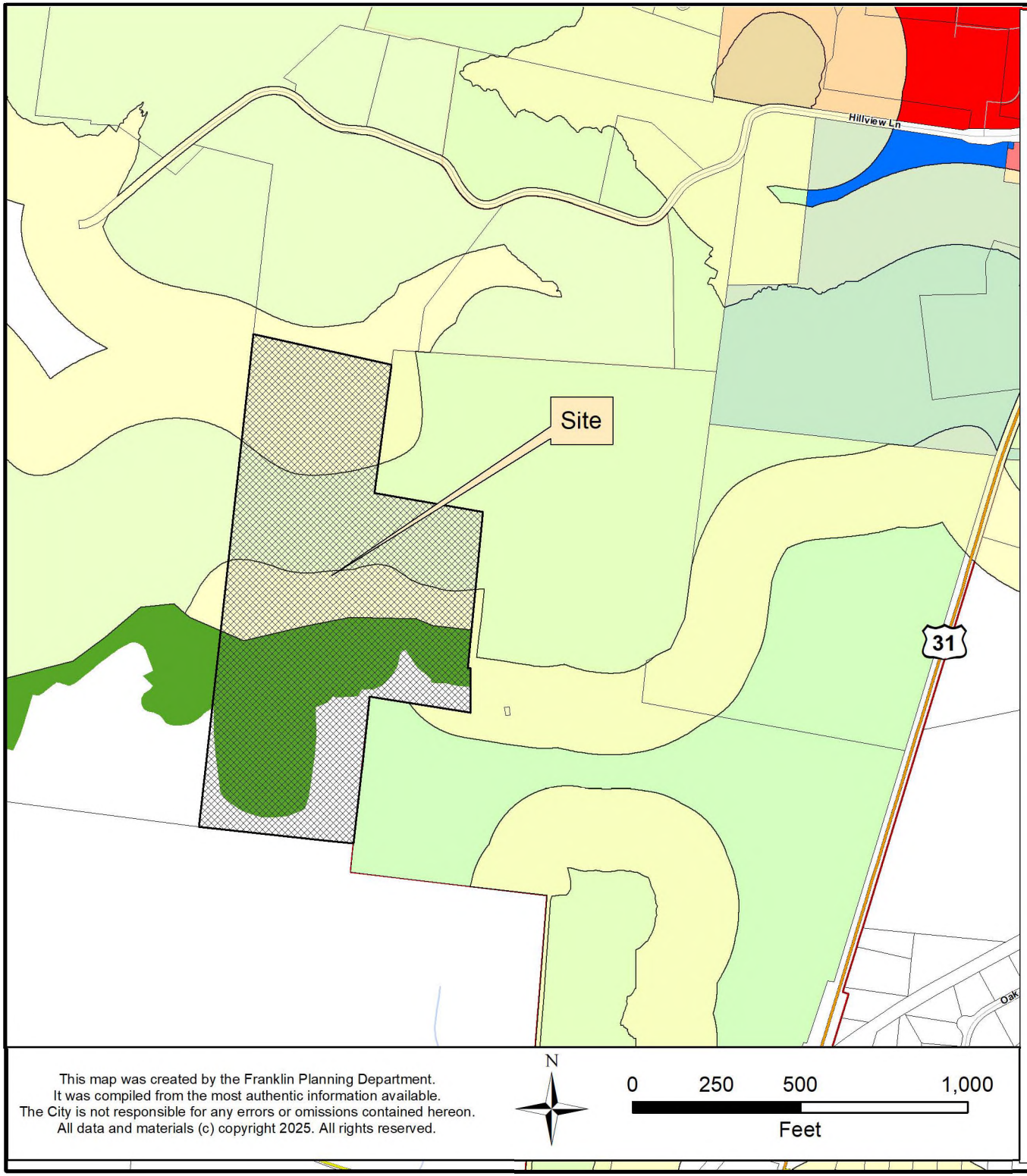
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



INGRAM PROPERTY, ZONING ORDINANCE 2025-53

Project Information
Existing Zoning: MGA-1 (County)
Proposed Zoning: AG-Agricultural
Overlay Districts: HHO, HHO Buffer
Site Acreage: 79.89 acres

Legend

- Ingram Property
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Envision Franklin Conservation
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	ANNEXATION EXHIBIT
C3.0	BOUNDARY SURVEY & LEGAL DESCRIPTION

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

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GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

ENGINEER:

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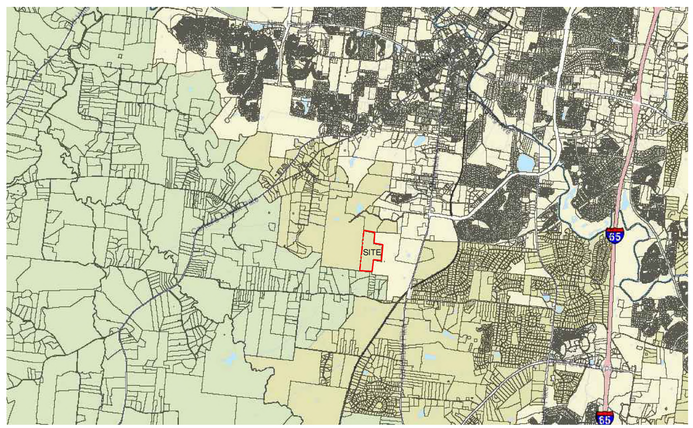
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:

DAVID INGRAM
4417 TYNE BLVD
NASHVILLE, TN 37215

VICINITY MAP



NOT TO SCALE

SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

COF PROJECT NUMBER:	8953
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EXISTING ZONING:	MGA-1, RP-1, COUNTY
PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

WATER
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SANITARY SEWER
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RECLAIMED WATER LINE
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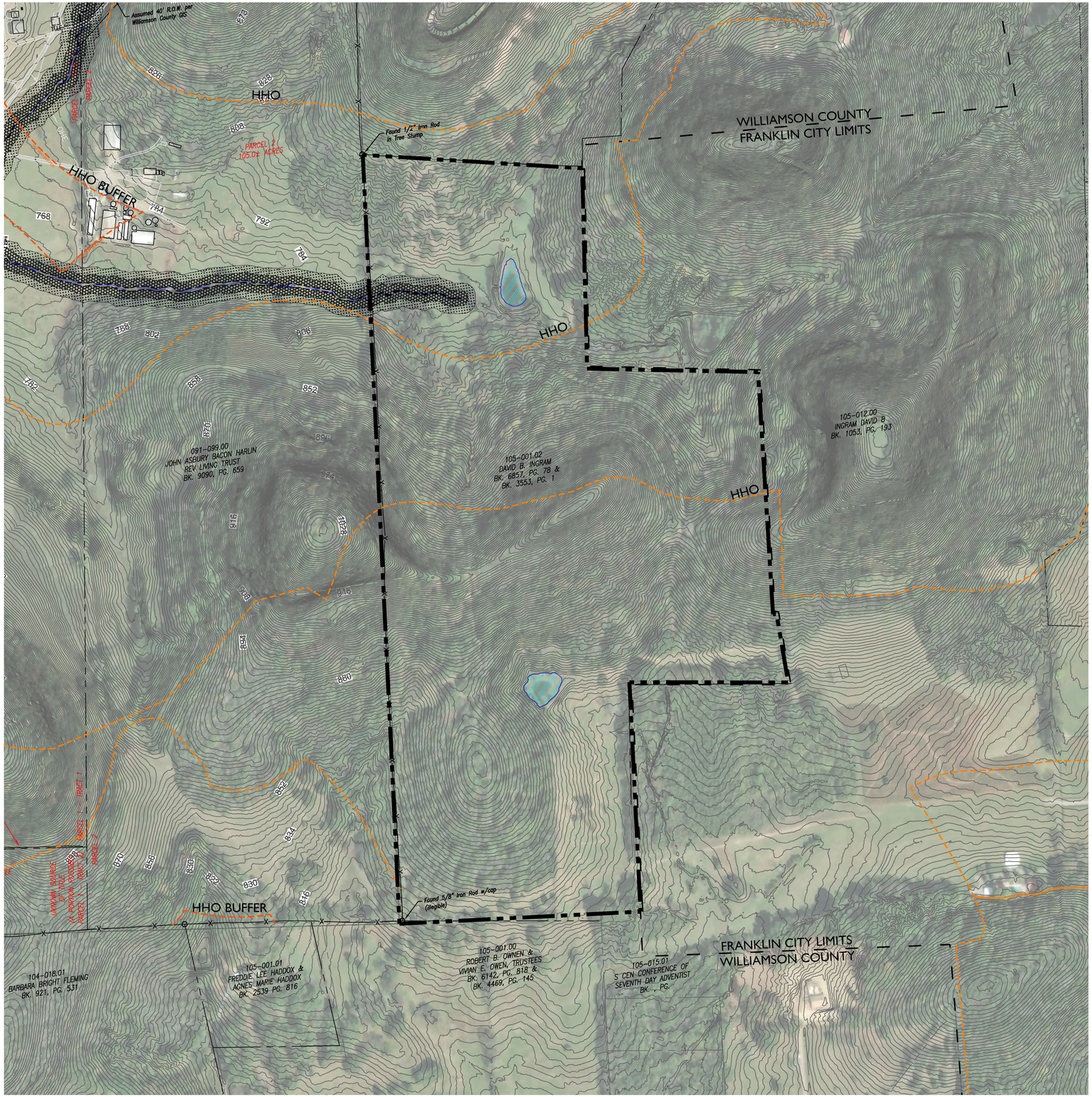
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.



INITIAL SUBMITTAL:	09/29/2025
FORMAL ANNEXATION SUBMITTAL:	12/04/2025



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KEY

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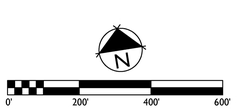
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS



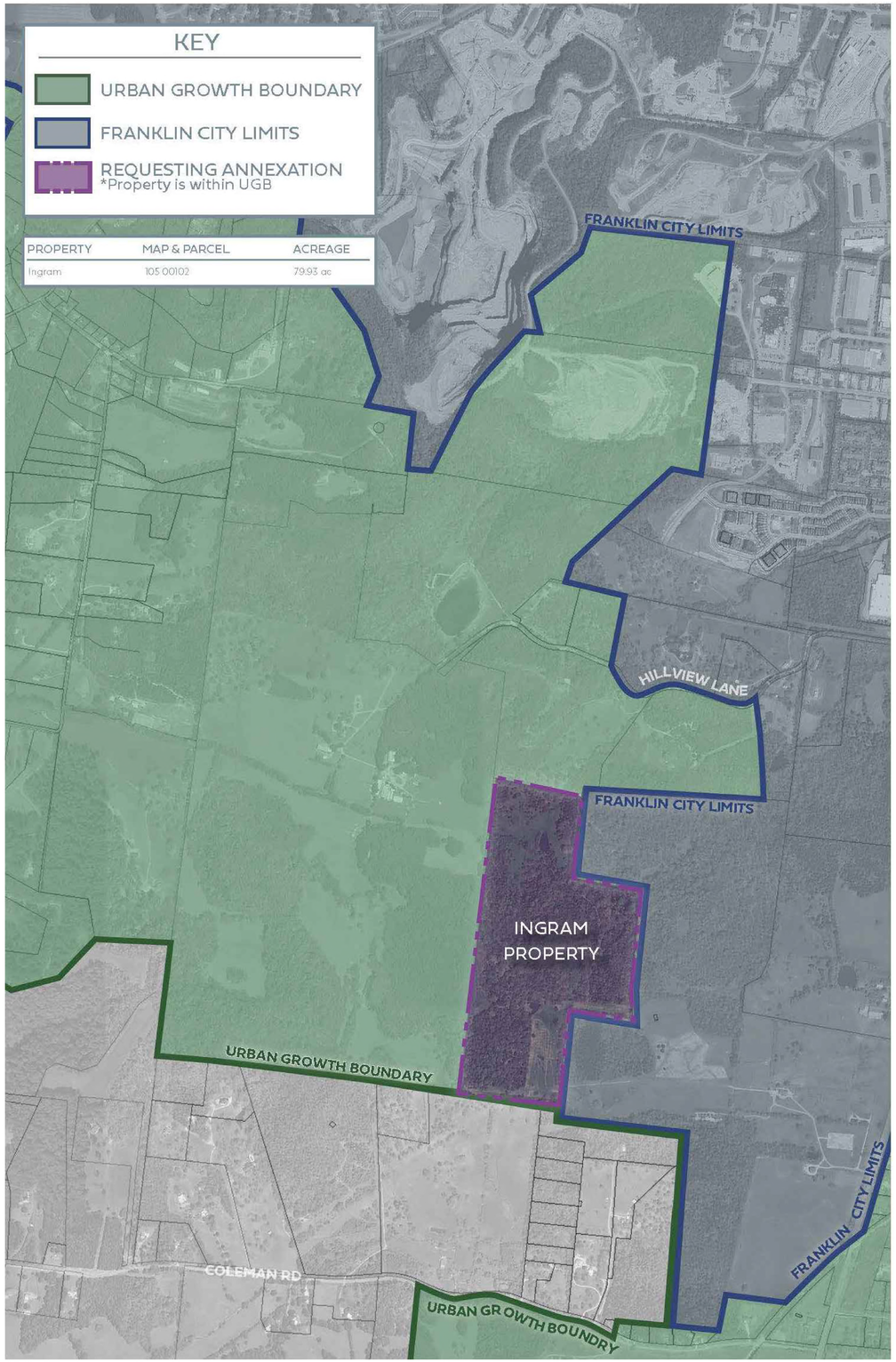
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

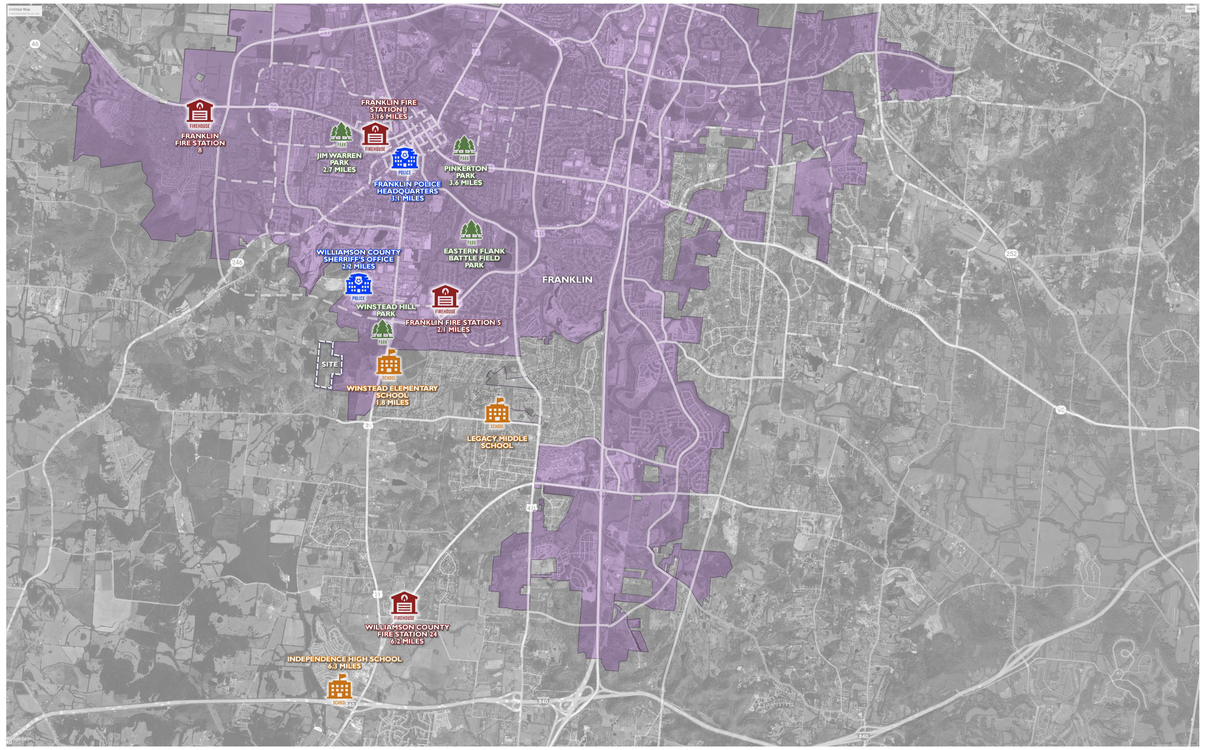
INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee



Revision Date
- ⚠ December 8, 2025
- △
- △
- △

OVERALL EXISTING CONDITIONS
SHEET
C1.0
COF # 8953





INFRASTRUCTURE MAP
Schools, Recreation, Emergency Services

Schools

1.8 miles	Winstead Elementary School (66% Capacity)
4.0 miles	Legacy Middle School (41.8% Capacity)
6.3 miles	Independence High School (86.6% Capacity)

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1.4 miles	Winstead Hill Park
3.0 miles	Eastern Flank Battlefield Park
3.6 miles	Pinkerton Park

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2.2 miles	Williamson County Sheriff
3.1 miles	Franklin Police Headquarter
6.2 miles	Williamson County Fire Station #24

N
N.T.S

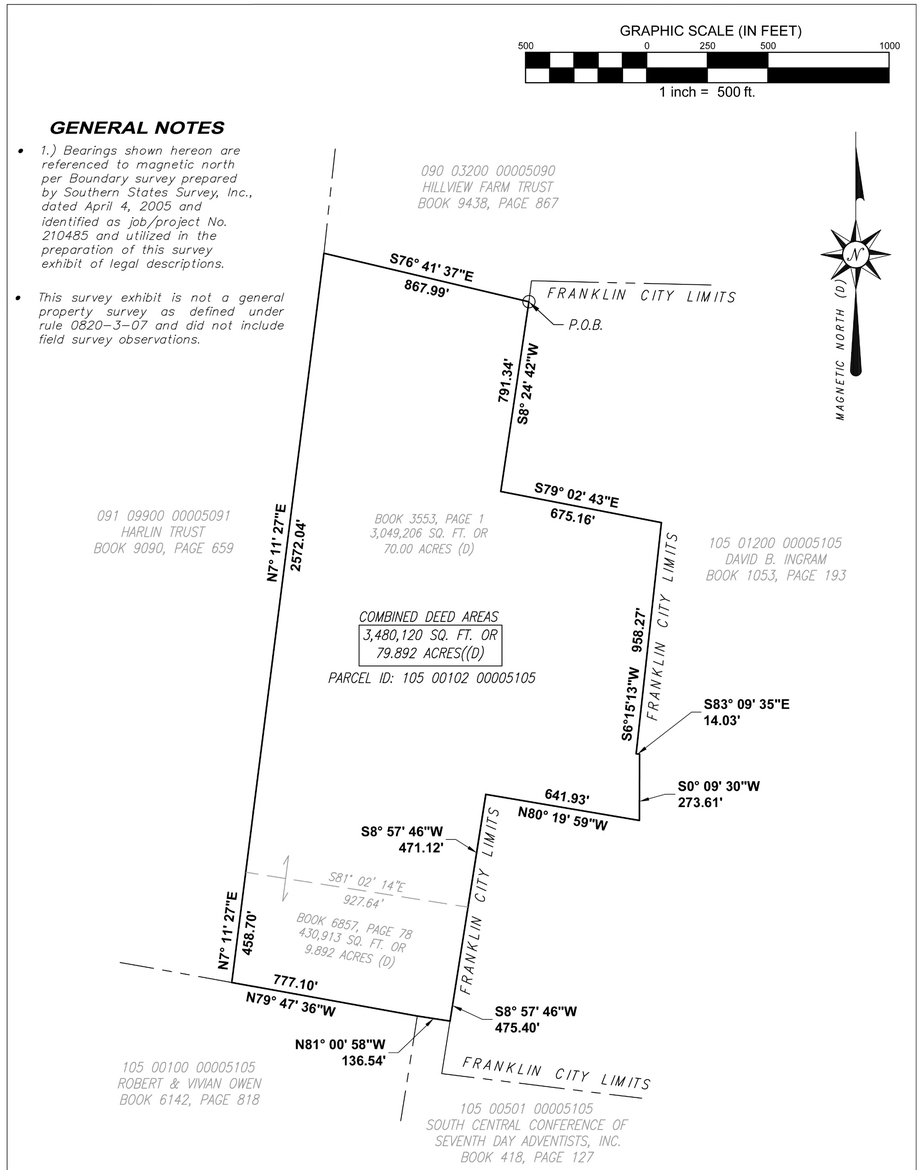
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/12/25

Revision Date
1 December 8, 2025
2
3
4

ANNEXATION EXHIBIT
SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

390 Mallory Station Road, Suite 100
Franklin, TN 37067
(615) 814-7414

BOUNDARY EXHIBIT

MAP 105, PARCEL (001.02)

WILLIAMSON County, Tennessee

Survey For the Benefit of:

_____

DATE OF DRAWING: 09-24-2025	
MANAGER: RH	CADD: BWS
PROJECT NUMBER: 231539	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
REV. DRAWING:	
SCALE: 1"= 500'	SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE FIFTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, NORTH OF COLEMAN ROAD AND APPROXIMATELY ONE MILE WEST OF STATE HIGHWAY 31 SOUTH AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR GREGORY W. MAXWELL ON BEHALF OF SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485 AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) AT THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT. SAID POINT BEING A COMMON CORNER WITH THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867), AND ON THE WEST BOUNDARY OF THE DAVID B INGRAM PROPERTY (DEED BOOK 1053 PAGE193); THENCE, WITH THE WEST BOUNDARY OF SAID INGRAM LAND.

SOUTH 08 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 791.34 FEET TO AN IRON PIN; THENCE, SOUTH 79 DEGREES 02 MINUTES 43 SECONDS EAST A DISTANCE OF 675.16 FEET TO AN IRON PIN; THENCE, CONTINUING WITH THE WEST BOUNDARY OF INGRAM: SOUTH 06 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 958.27 FEET TO AN TO IRON PIN; THENCE, SOUTH 83 DEGREES 09 MINUTES 35 SECONDS EAST A DISTANCE OF 14.03 FEET, TO AN TO IRON PIN; THENCE, SOUTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 273.61 FEET TO AN TO IRON PIN ; THENCE, NORTH 80 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 641.93 FEET, TO AN TO IRON PIN; THENCE, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 471.12 FEET TO AN IRON PIN IN THE WEST BOUNDARY OF INGRAM, AND BEING THE SOUTHEAST CORNER OF THE INGRAM 70.00 ACRE PARCEL (DEED BOOK 3553 PAGE 1) AND THE NORTHEAST CORNER OF THE INGRAM 9.892 ACRE PARCEL (DEED BOOK 6857 PAGE 78), AND BOTH BEING PART OF THESE DESCRIBED LANDS; THENCE, CONTINUE WITH THE WEST BOUNDARY LINE OF SAID DAVID B. INGRAM LANDS, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 475.40 FEET TO A POINT AT THE SOUTHEAST CORNER OF THESE DESCRIBED LANDS; THENCE LEAVING SAID LANDS OF DAVID B. INGRAM, AND WITH THE NORTH LINE OF THE SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. (DB 418 PAGE 127), NORTH 81 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 136.54 FEET TO A POINT; THENCE LEAVING THE PROPERTY OF SAID SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. AND WITH THE NORTH LINE OF THE PROPERTY OF ROBERT AND VIVIAN OWEN (DEED BOOK 6142 PAGE 818), NORTH 79 DEGREES 47 MINUTES 36 SECONDS WEST A DISTANCE OF 777.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF THE HARLIN TRUST (DEED BOOK 9090 PAGE 659); THENCE, WITH THE EAST LINE OF SAID HARLIN TRUST; NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 458.70 FEET TO AN IRON PIN; THENCE CONTINUE WITH SAID LANDS OF HARLIN TRUST, NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 2,572.04 FEET TO A POINT AT THE SOUTHWEST COMER OF THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867),AND BEING THE NORTHWEST COMER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE EAST LINE OF SAID HARLIN TRUST LANDS AND WITH THE SOUTH LINE OF SAID HILLVIEW FARM TRUST; SOUTH 76 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 867.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.892 ACRES BY DEED

BEARINGS ARE BASED ON MAGNETIC NORTH (DATE:04-06-01) AS REFERENCED ON BOUNDARY SURVEY OF THESE LANDS DATED 04-05-02 BY SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
R&O 1818
LICENSED
PROFESSIONAL
SURVEYOR
NO. 2894
STATE OF TENNESSEE

Revision Date
1 December 8, 2025
2 _____
3 _____
4 _____

BOUNDARY SURVEY & LEGAL DESCRIPTION

SHEET
C3.0
COF # 8953

INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	ANNEXATION EXHIBIT
C3.0	BOUNDARY SURVEY & LEGAL DESCRIPTION

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

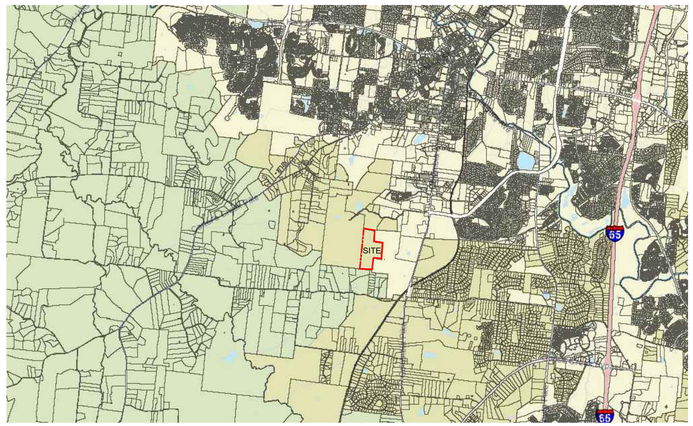
ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:

DAVID INGRAM
4417 TYNE BLVD
NASHVILLE, TN 37215

VICINITY MAP



NOT TO SCALE

SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

COF PROJECT NUMBER:	8953
SITE ACREAGE/SF:	79.89 AC / 3,480,008.4 SF
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PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

WATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. WATER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

SANITARY SEWER
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RECLAIMED WATER LINE
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ELECTRICITY
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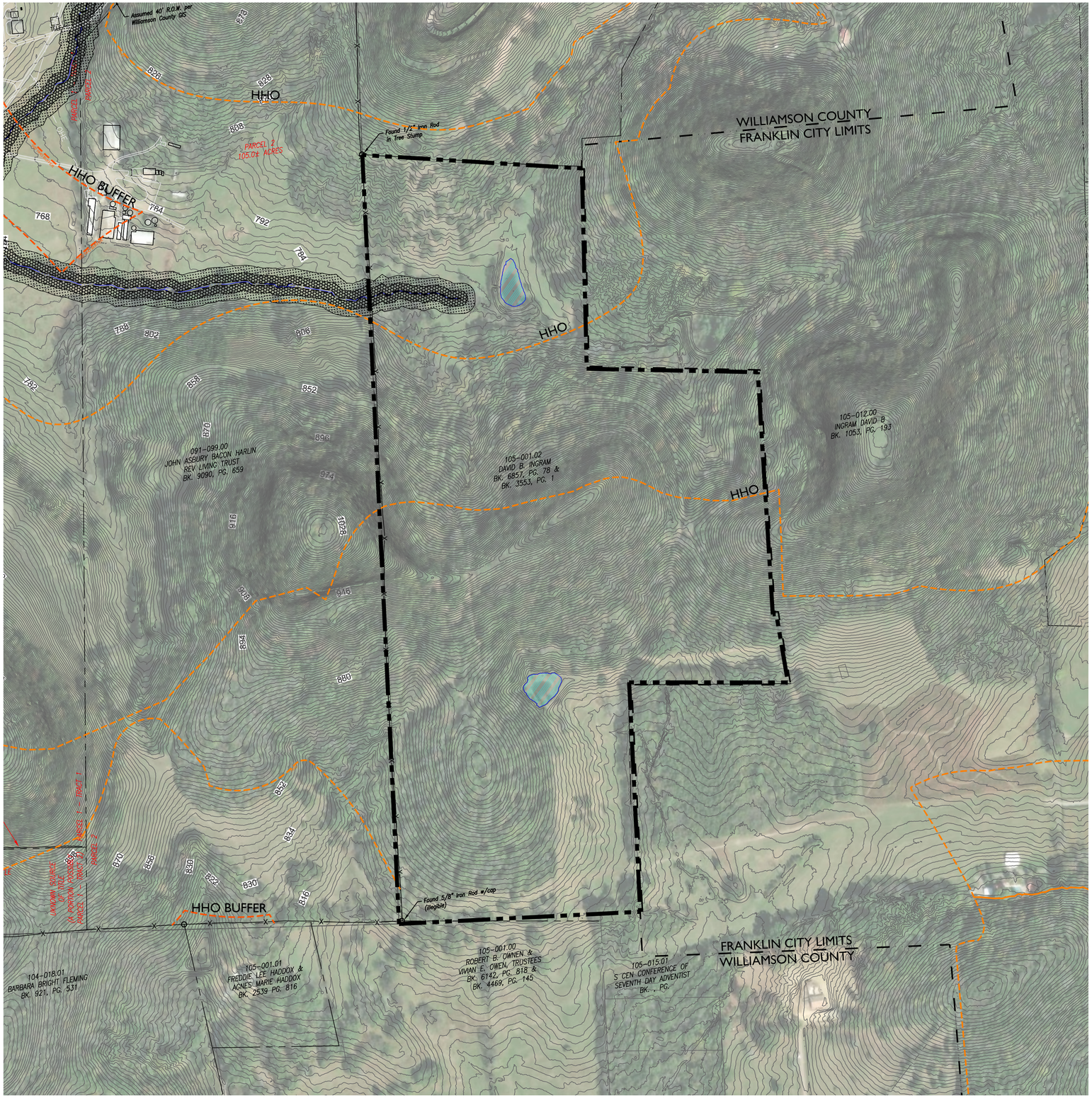
JEFFREY A. BOSIAK
REGISTERED
TENNESSEE
LICENSED
PROFESSIONAL ENGINEER
NO. 69...
...ARCHITECTS

INITIAL SUBMITTAL:	09/29/2025
FORMAL ANNEXATION SUBMITTAL:	12/04/2025



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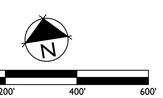
KEY

- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

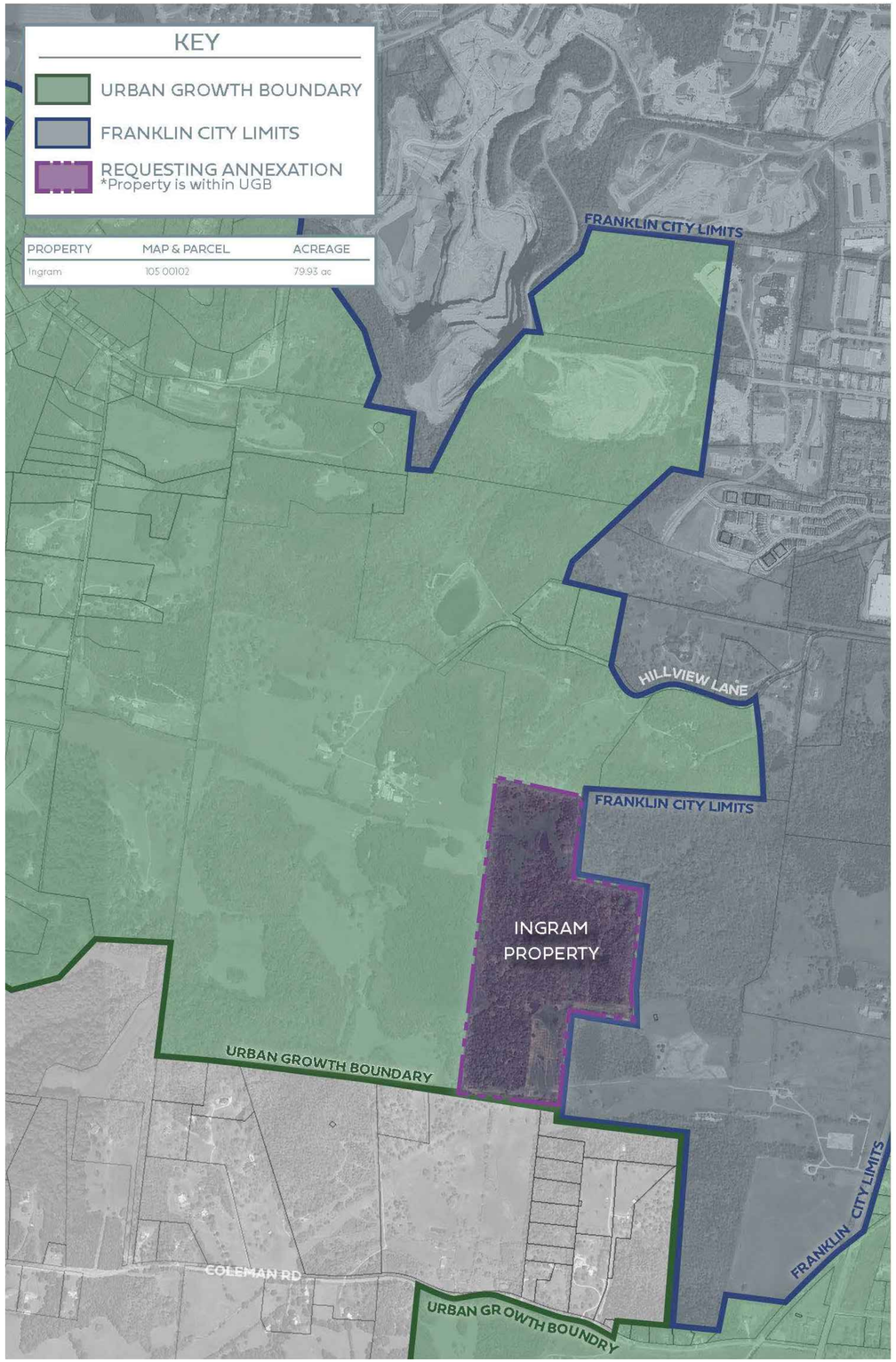
Kimley»Horn

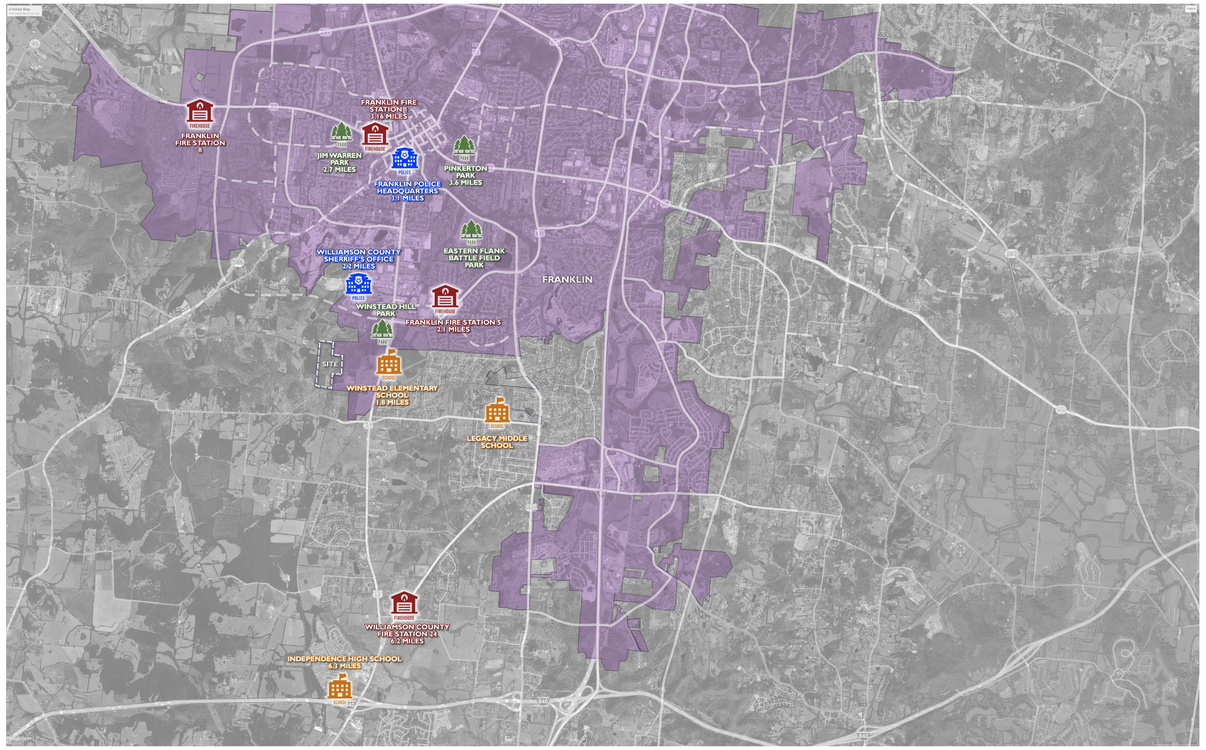
INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee



Revision Date
- December 8, 2025
-
-
-

OVERALL
EXISTING CONDITIONS
SHEET
C1.0
COF # 8953





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Schools, Recreation, Emergency Services

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N
N.T.S

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

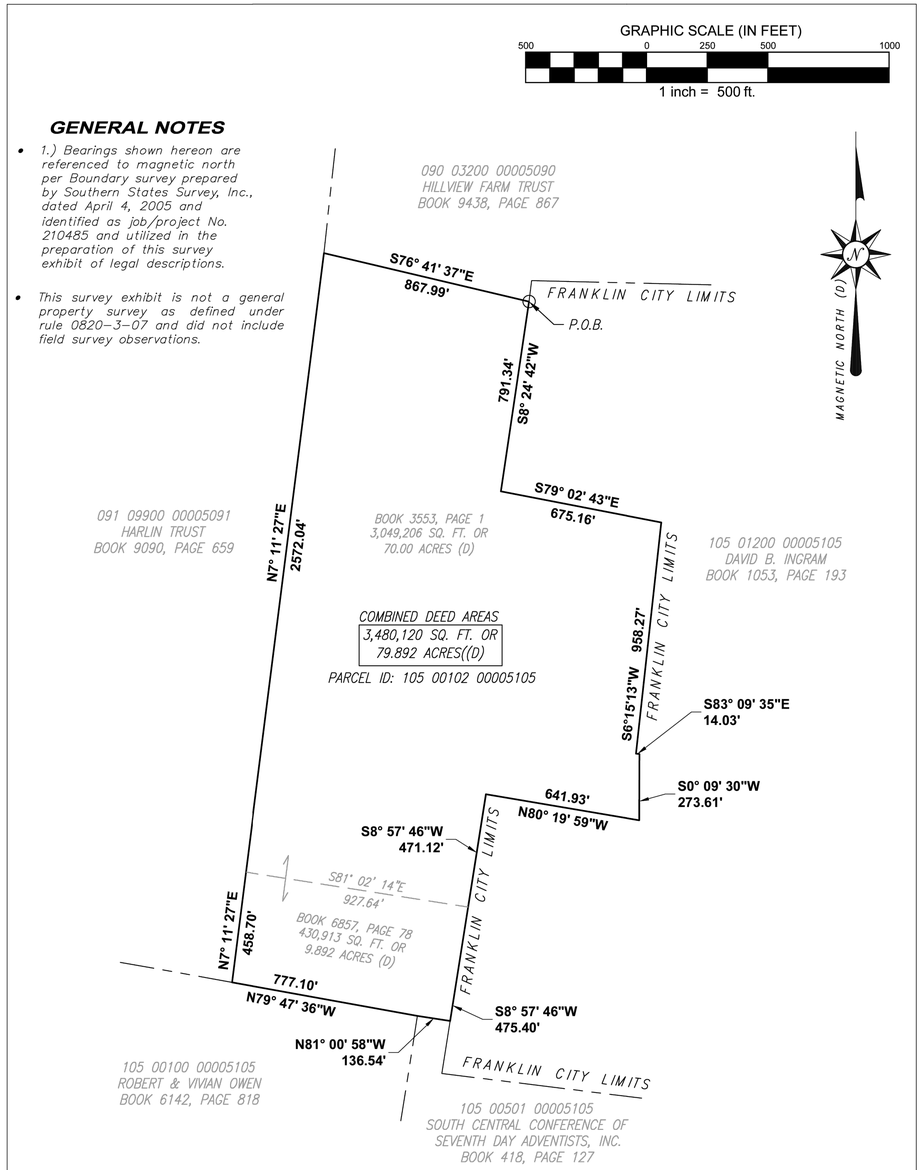
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/18/2025

Revision Date
1 December 8, 2025
2
3
4

ANNEXATION EXHIBIT
SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES

390 Mallory Station Road, Suite 100
Franklin, TN 37067
(615) 814-7414

BOUNDARY EXHIBIT

MAP 105, PARCEL (001.02)

WILLIAMSON County, Tennessee

Survey For the Benefit of:

_____

DATE OF DRAWING: 09-24-2025	
MANAGER: RH	CADD: BWS
PROJECT NUMBER: 231539	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
REV. DRAWING:	
SCALE: 1"= 500'	SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE FIFTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, NORTH OF COLEMAN ROAD AND APPROXIMATELY ONE MILE WEST OF STATE HIGHWAY 31 SOUTH AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR GREGORY W. MAXWELL ON BEHALF OF SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485 AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) AT THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT. SAID POINT BEING A COMMON CORNER WITH THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867), AND ON THE WEST BOUNDARY OF THE DAVID B INGRAM PROPERTY (DEED BOOK 1053 PAGE193); THENCE, WITH THE WEST BOUNDARY OF SAID INGRAM LAND.

SOUTH 08 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 791.34 FEET TO AN IRON PIN; THENCE, SOUTH 79 DEGREES 02 MINUTES 43 SECONDS EAST A DISTANCE OF 675.16 FEET TO AN IRON PIN; THENCE, CONTINUING WITH THE WEST BOUNDARY OF INGRAM: SOUTH 06 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 958.27 FEET TO AN TO IRON PIN; THENCE, SOUTH 83 DEGREES 09 MINUTES 35 SECONDS EAST A DISTANCE OF 14.03 FEET, TO AN TO IRON PIN; THENCE, SOUTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 273.61 FEET TO AN TO IRON PIN ; THENCE, NORTH 80 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 641.93 FEET, TO AN TO IRON PIN; THENCE, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 471.12 FEET TO AN IRON PIN IN THE WEST BOUNDARY OF INGRAM, AND BEING THE SOUTHEAST CORNER OF THE INGRAM 70.00 ACRE PARCEL (DEED BOOK 3553 PAGE 1) AND THE NORTHEAST CORNER OF THE INGRAM 9.892 ACRE PARCEL (DEED BOOK 6857 PAGE 78), AND BOTH BEING PART OF THESE DESCRIBED LANDS; THENCE, CONTINUE WITH THE WEST BOUNDARY LINE OF SAID DAVID B. INGRAM LANDS, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 475.40 FEET TO A POINT AT THE SOUTHEAST CORNER OF THESE DESCRIBED LANDS; THENCE LEAVING SAID LANDS OF DAVID B. INGRAM, AND WITH THE NORTH LINE OF THE SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. (DB 418 PAGE 127), NORTH 81 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 136.54 FEET TO A POINT; THENCE LEAVING THE PROPERTY OF SAID SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. AND WITH THE NORTH LINE OF THE PROPERTY OF ROBERT AND VIVIAN OWEN (DEED BOOK 6142 PAGE 818), NORTH 79 DEGREES 47 MINUTES 36 SECONDS WEST A DISTANCE OF 777.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF THE HARLIN TRUST (DEED BOOK 9090 PAGE 659); THENCE, WITH THE EAST LINE OF SAID HARLIN TRUST; NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 458.70 FEET TO AN IRON PIN; THENCE CONTINUE WITH SAID LANDS OF HARLIN TRUST, NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 2,572.04 FEET TO A POINT AT THE SOUTHWEST COMER OF THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867),AND BEING THE NORTHWEST COMER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE EAST LINE OF SAID HARLIN TRUST LANDS AND WITH THE SOUTH LINE OF SAID HILLVIEW FARM TRUST; SOUTH 76 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 867.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.892 ACRES BY DEED

BEARINGS ARE BASED ON MAGNETIC NORTH (DATE:04-06-01) AS REFERENCED ON BOUNDARY SURVEY OF THESE LANDS DATED 04-05-02 BY SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
R&O 1819
LICENSED
PROFESSIONAL
SURVEYOR
STATE OF TENNESSEE

Revision Date
1 December 8, 2025
2
3
4

BOUNDARY SURVEY & LEGAL DESCRIPTION

SHEET
C3.0
COF # 8953

File #: 21-0472

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2025-24, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane By The City Of Franklin, Tennessee
FMPC 4/24/25, 7-0
WS 5/13/25; 6/24/25
BOMA 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 defer to 8/12/25; 8/12/25, 8-0 defer to 11/11/25, 11/11/25, 8-0 defer to 3/24/26

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8702
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for property located at 1247 Hillview Lane. Resolution 2025-24 is a City of Franklin drafted plan of services for property being considered as part of the proposed request for annexation, Resolution 2025-25. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 311.21 acres. The property will become continuous to City limits with the annexation of the Ingram property (on tonight's agenda for 3rd reading), and it is within the southern portion of the Franklin Urban Growth Boundary (UGB).

The property includes one parcel, and lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study. This Basin is identified as a mid-term annexation capability area due to the developable acreage being severely limited and the area's ability to be served by water and sewer. Water availability will be provided by HB&TS. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property, although the property is currently accessed by County roads, so coordination with the County Highway Commission will be required for

any connections or improvements needed for certain streets. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2025-24 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-24.

RESOLUTION 2025-24

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD, AT 1247 HILLVIEW LANE BY THE CITY OF FRANKLIN, TENNESSEE

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, John Asbury Bacon Harlin, Trustee of the John Asbury Bacon Harlin Revocable Living Trust, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property noncontiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located at 1247 Hillview Lane, noncontiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 1,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct a mixed use community.
3. The Owner shall be required to construct a sanitary sewer lift station and approximately 7,500 feet of force main, as well as gravity interceptors and mains within the property, to provide service to the Property. Final alignment of the force main must be approved by the Water Management Department.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Coleman Road and Hillview Lane.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.
5. The City of Franklin and Williamson County shall consider an Interlocal Agreement for the maintenance of roads and bridges for interceding properties along the primary route to the area to be annexed.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation. The current response will primarily be from Fire Station 5, 215 Noah Drive.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.
3. The property must have a fire flow of 1,500 GPM @ 20 PSI for adequate fire protection services.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this property in the Village Green Design Concept. Village Green is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the require 70 percent open space.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.

2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

BY:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

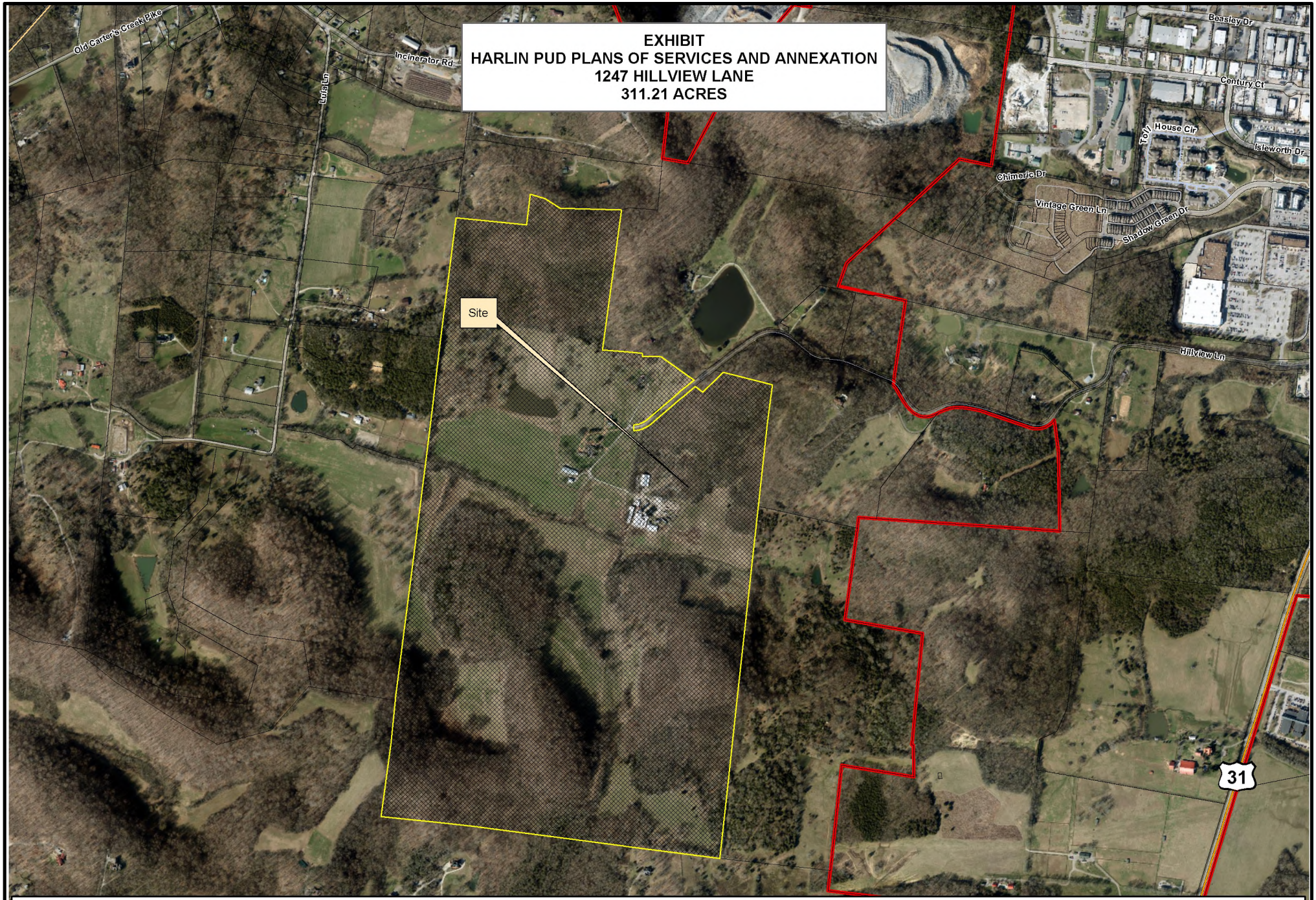


EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Site
Old Carters Creek Pike
Incinerator Rd
Livia Ln
Beasley Dr
Century Ct
Toll House Cir
Isleworth Dr
Chimeric Dr
Vintage Green Ln
Shadow Green Dr
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:

DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:

BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:

HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:

SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:

SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

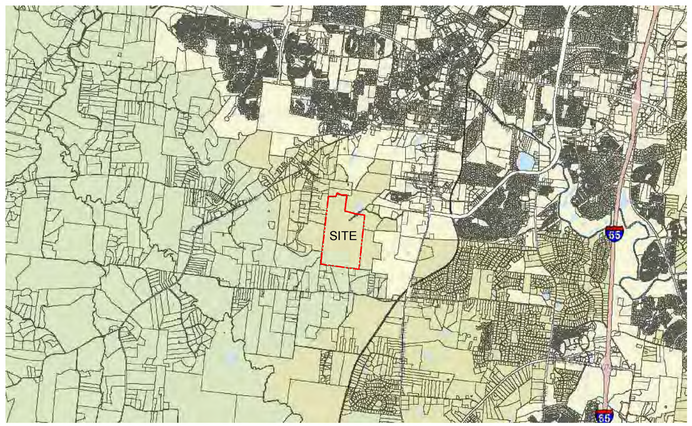
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

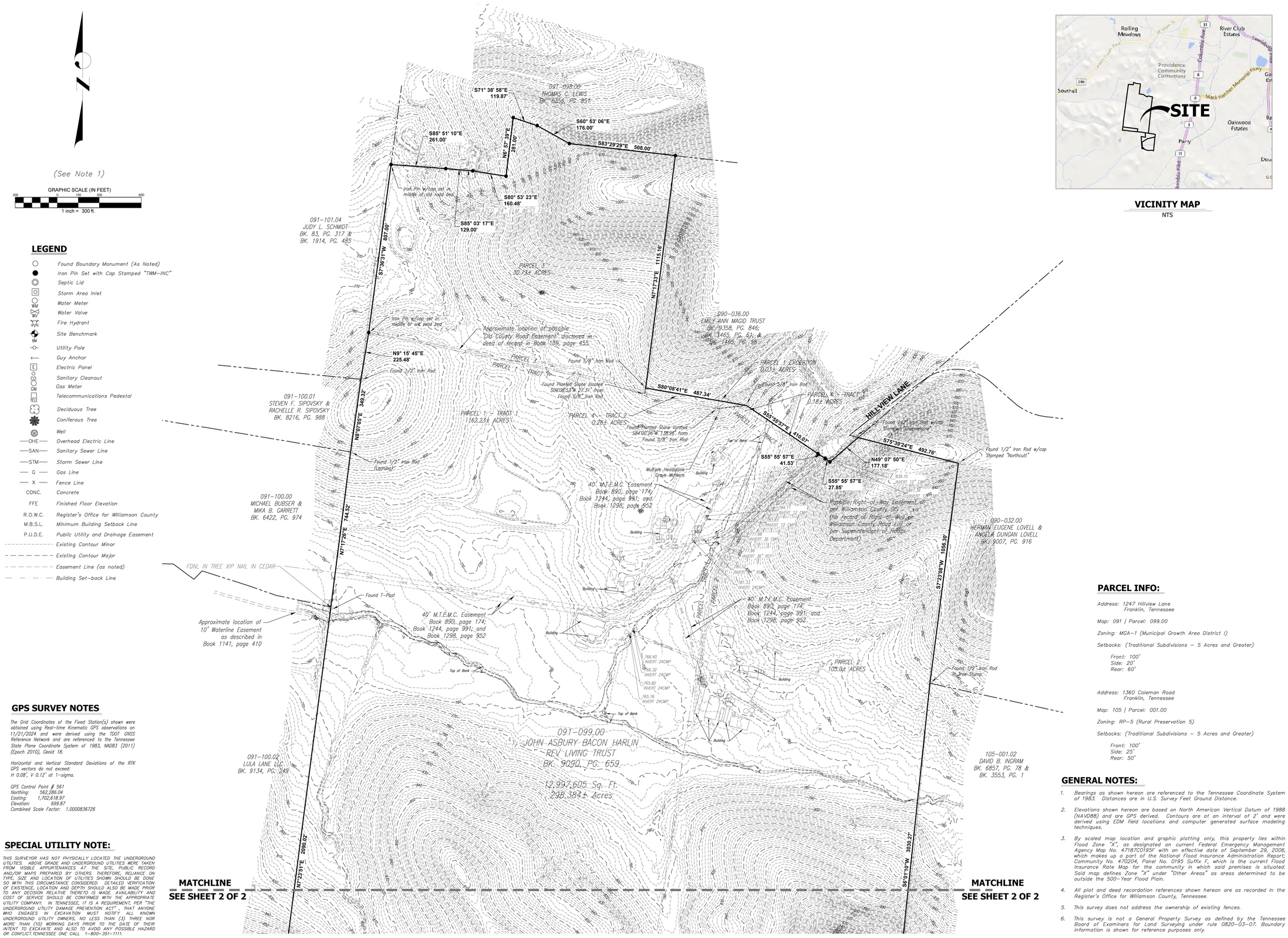
STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

VICINITY MAP



NOT TO SCALE





VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed: H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 639.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL



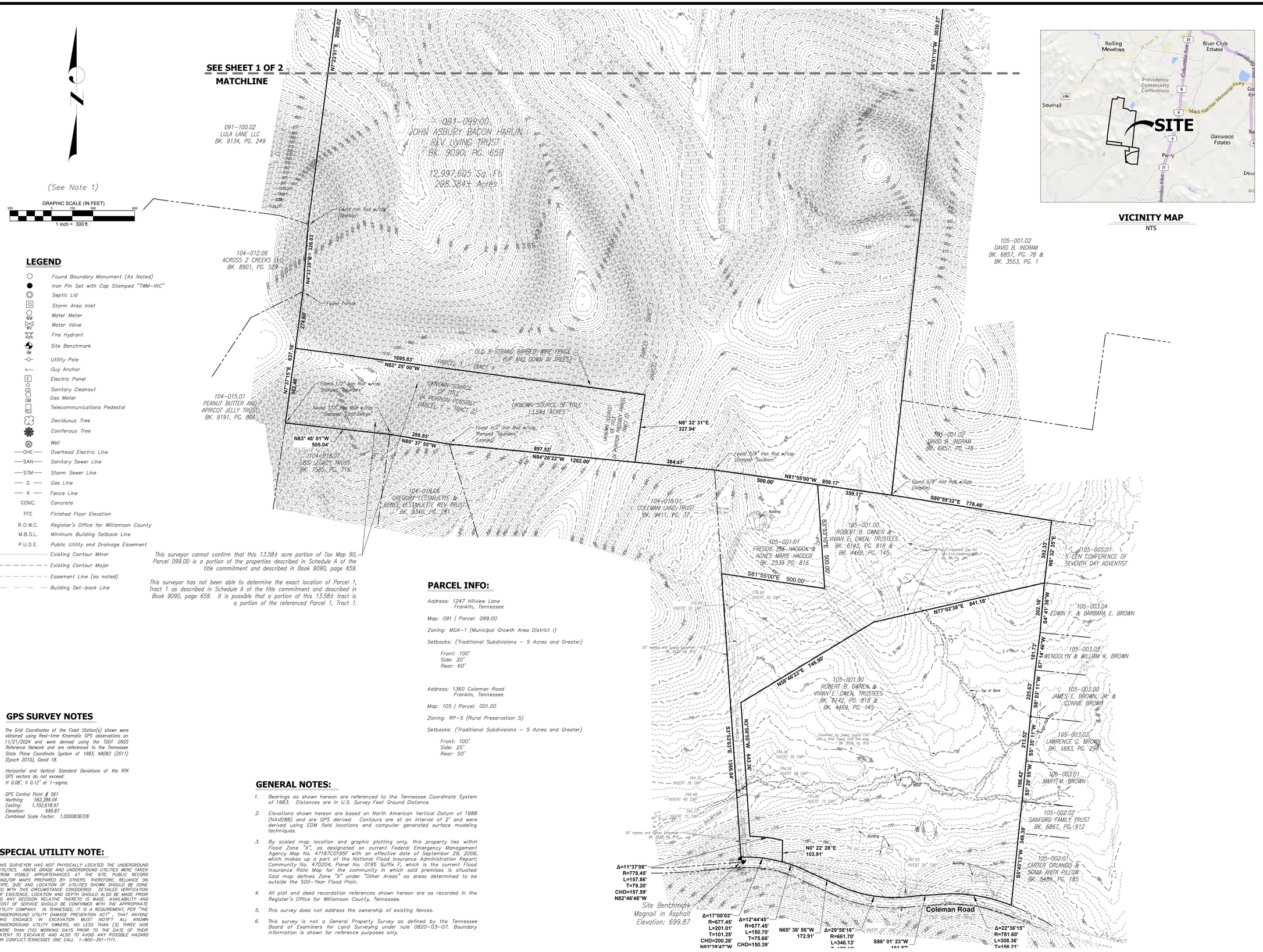
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

L:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT CNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
02/07/2025
TENNESSEE NO. 2298

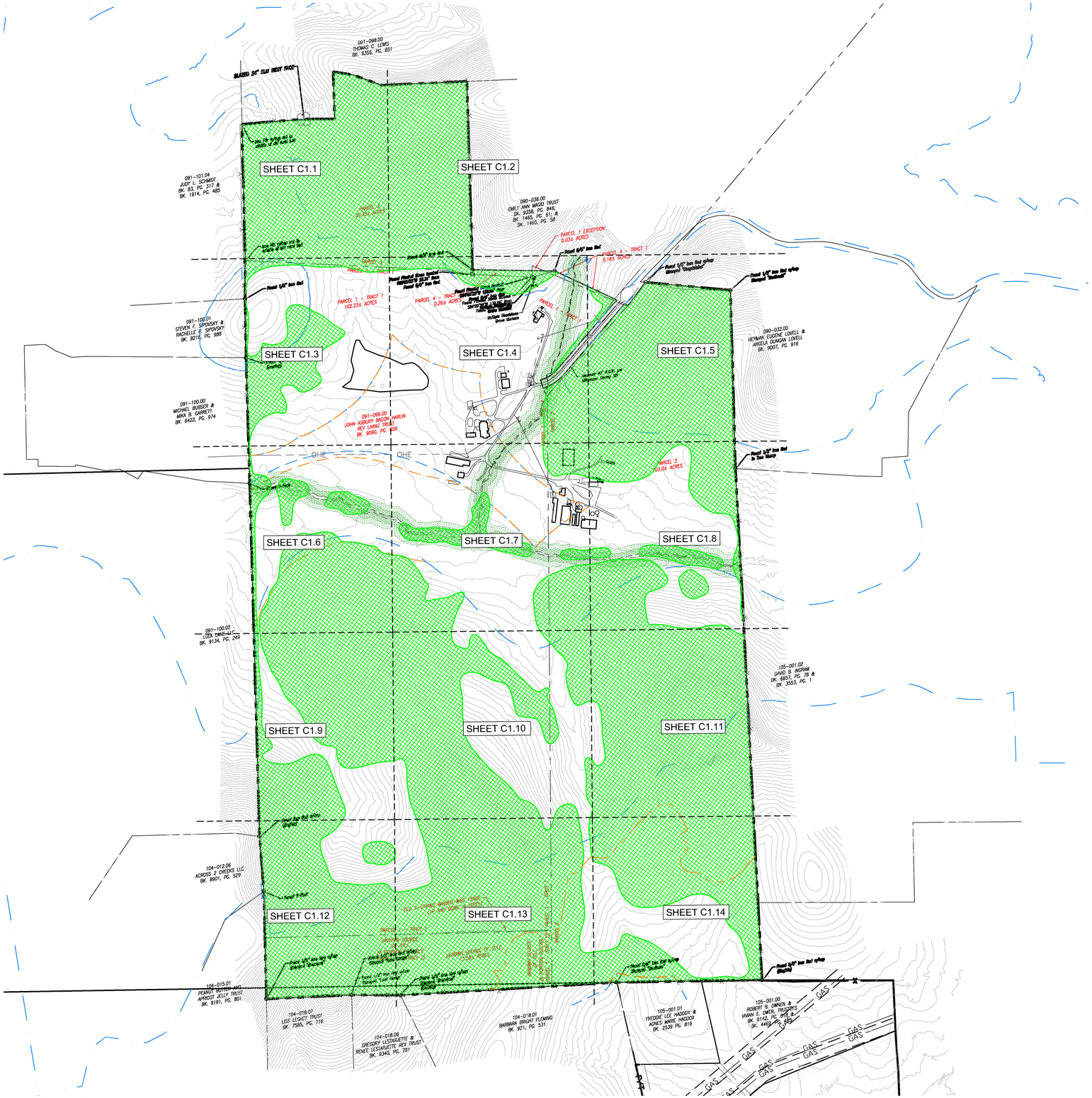
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

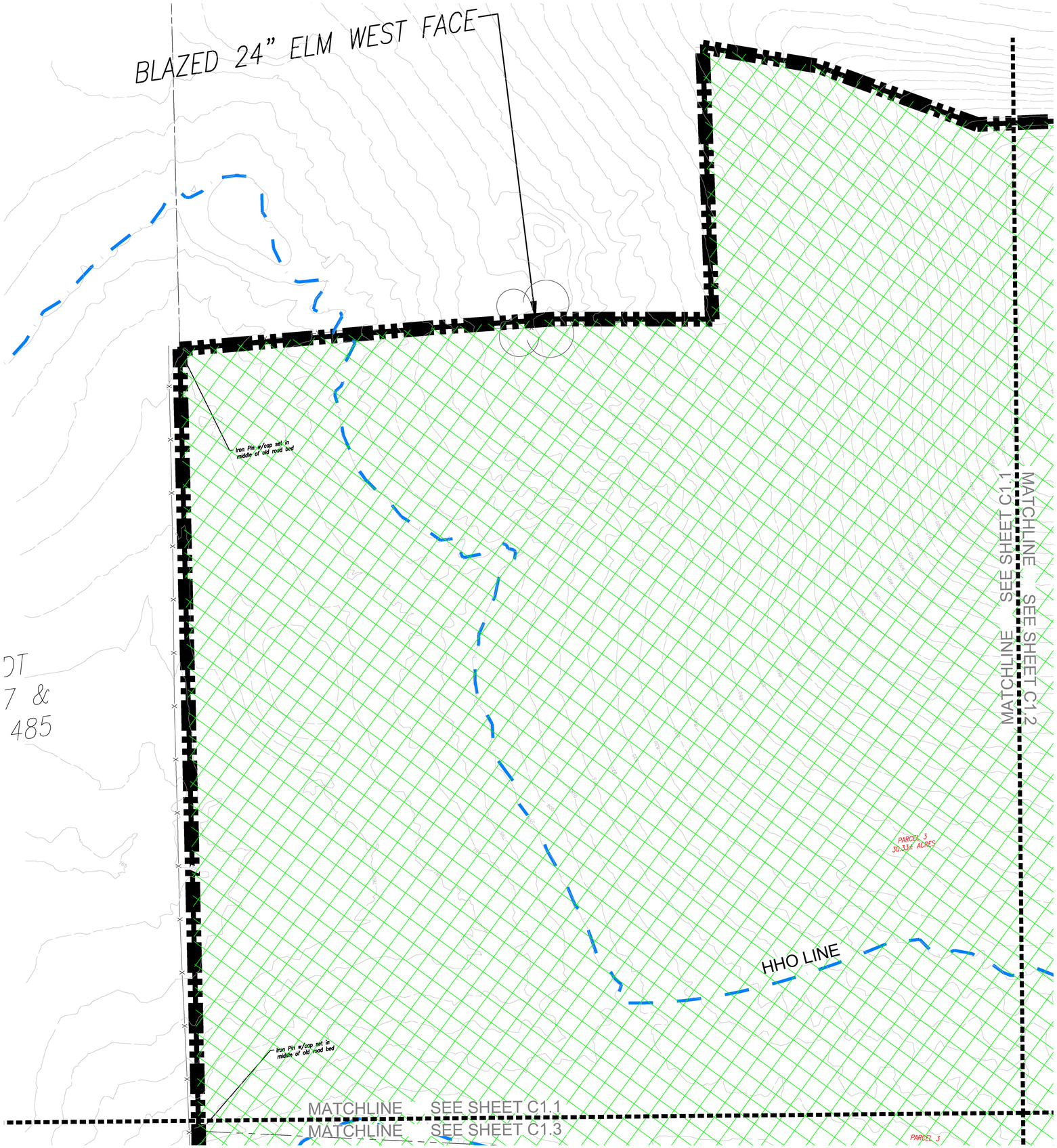
PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve


SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEWIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
091-100.01 STEVEN F. SIPOSKY & RACHELLE E. SIPOSKY BK. 8216, PG. 988
091-100.00 MICHAEL BUBSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BROWN, MARLIN REY LIVING TRUST BK. 9090, PG. 859
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 846; BK. 1465, PG. 51; & BK. 1465, PG. 58
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.02 LIZA DANE-LLC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
104-015.01 PEANUT BUTTER AND APRICOT JELLY TRUST BK. 9191, PG. 801
104-018.07 LISS LEGACY TRUST BK. 7585, PG. 716
104-018.06 GREGORY LESTAVUETTE & RENEE LESTAVUETTE REV TRUST BK. 8340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 905 & BK. 4469, PG. 882
PARCEL 1 - TRACT 1 102.23± ACRES
PARCEL 2 43.05± ACRES
PARCEL 3 0.26± ACRES
PARCEL 4 - TRACT 1 0.183 ACRES
PARCEL 1 EXCEPTION 0.034 ACRES
OHE
GAS
Found 1/4" Iron Rod
Found 1/2" Iron Rod w/Yellow Stamped "Hollander"
Found 5/8" Iron Rod w/Yellow Stamped "Gresham"
Found 5/8" Iron Rod w/Yellow Stamped "Gresham Smith"
Found 1/2" Iron Rod w/Cap
Found 1/2" Iron Rod w/Yellow Cap
Found 1/2" Iron Rod w/Yellow Stamped "Gresham"
Found 1/2" Iron Rod w/Yellow Stamped "Gresham Smith"
Found 1/2" Iron Rod w/Yellow Cap (illegible)
Found 1/2" Iron Rod w/Yellow Stamped "Gresham Smith"



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
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STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

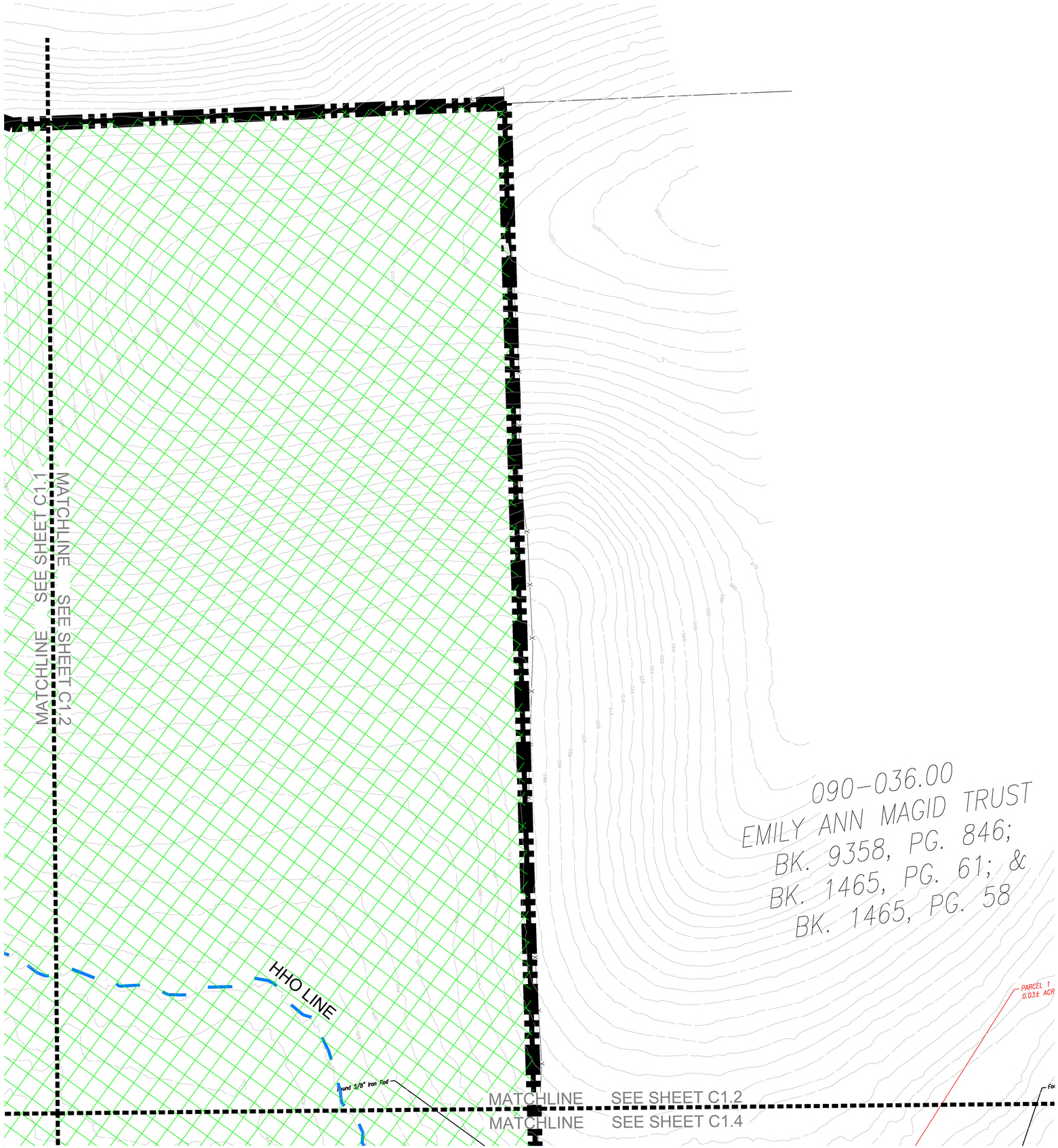
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
#1325

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.1
COF # ----



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ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

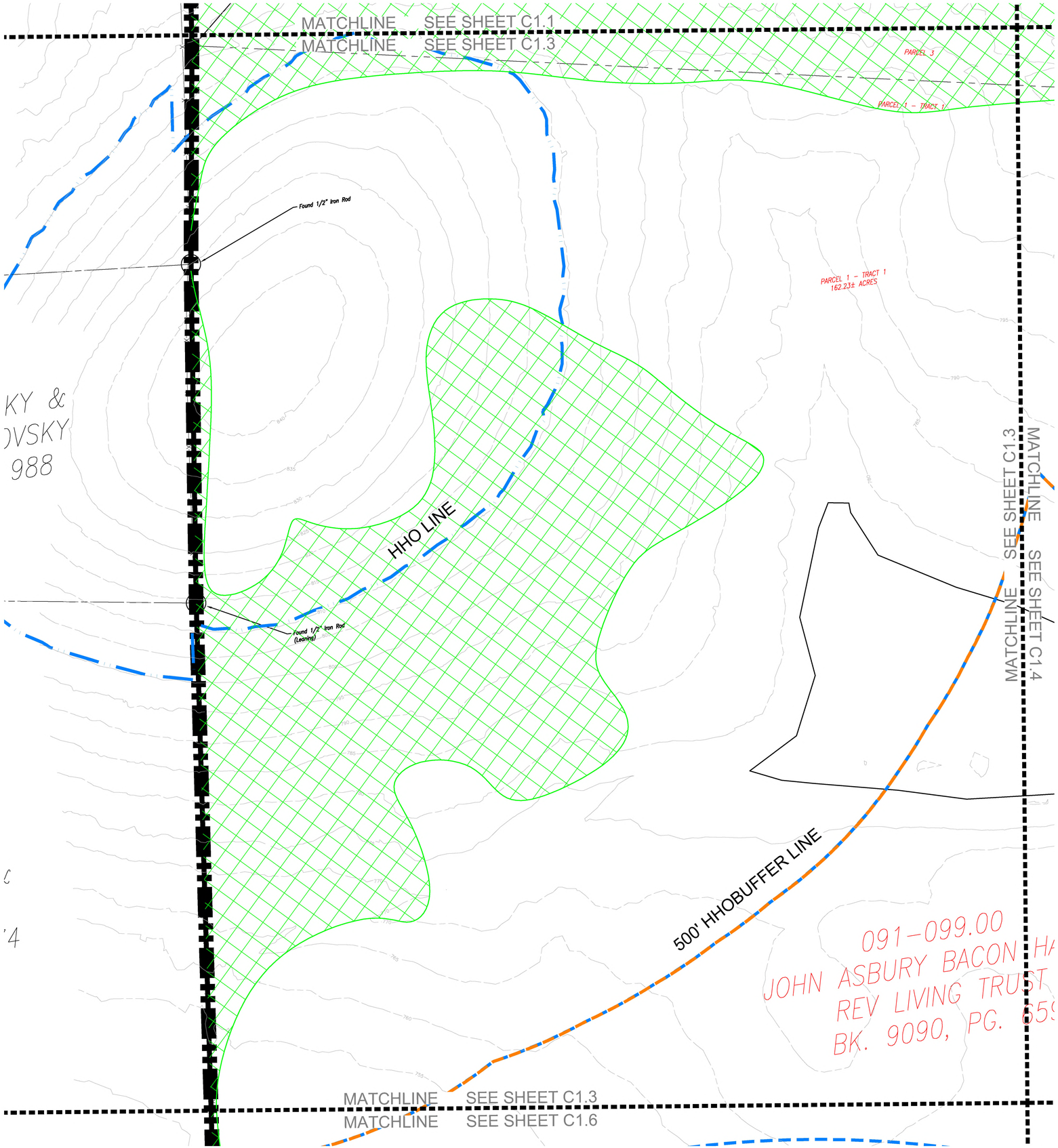
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
04/15/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

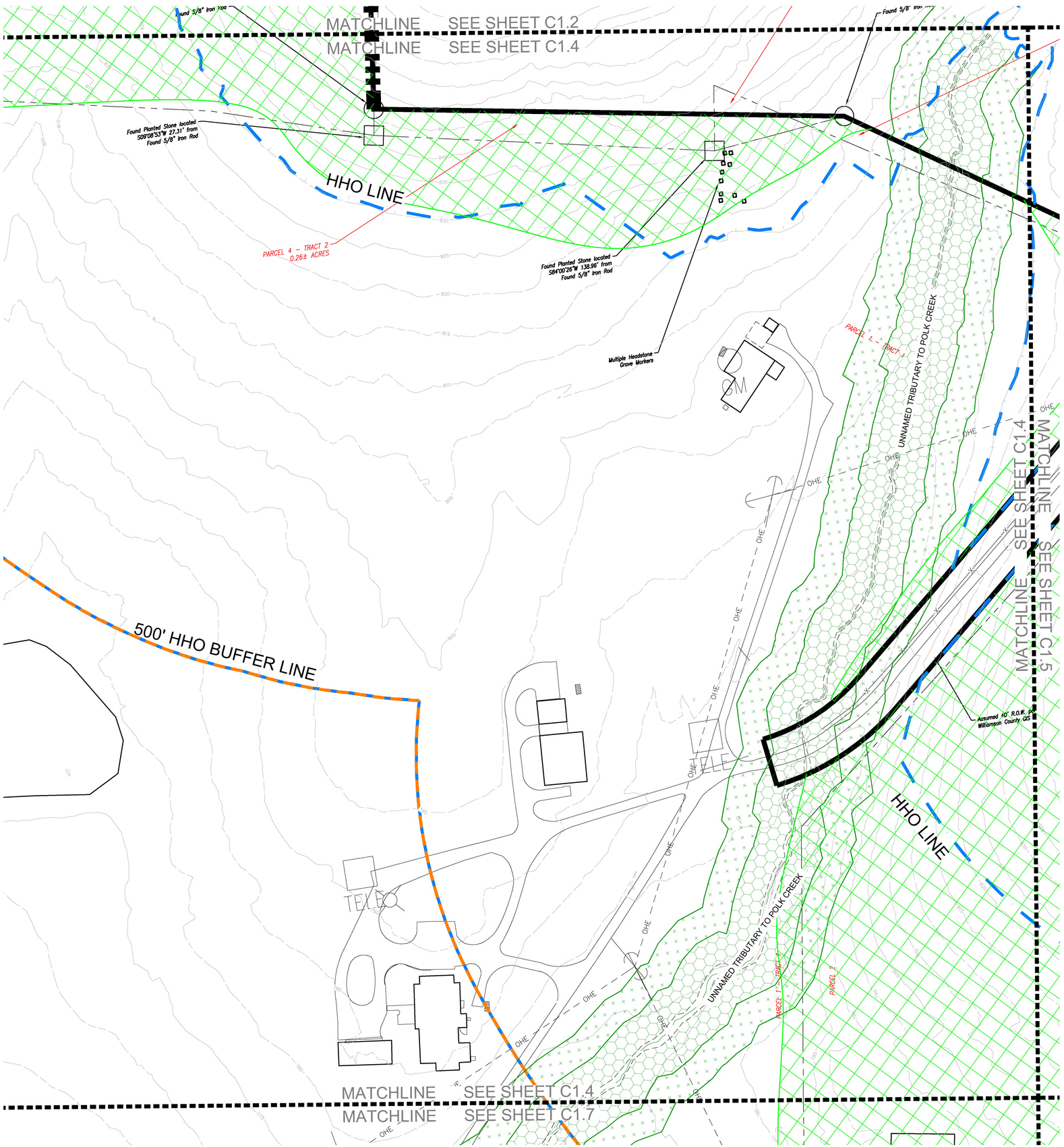
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.3
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

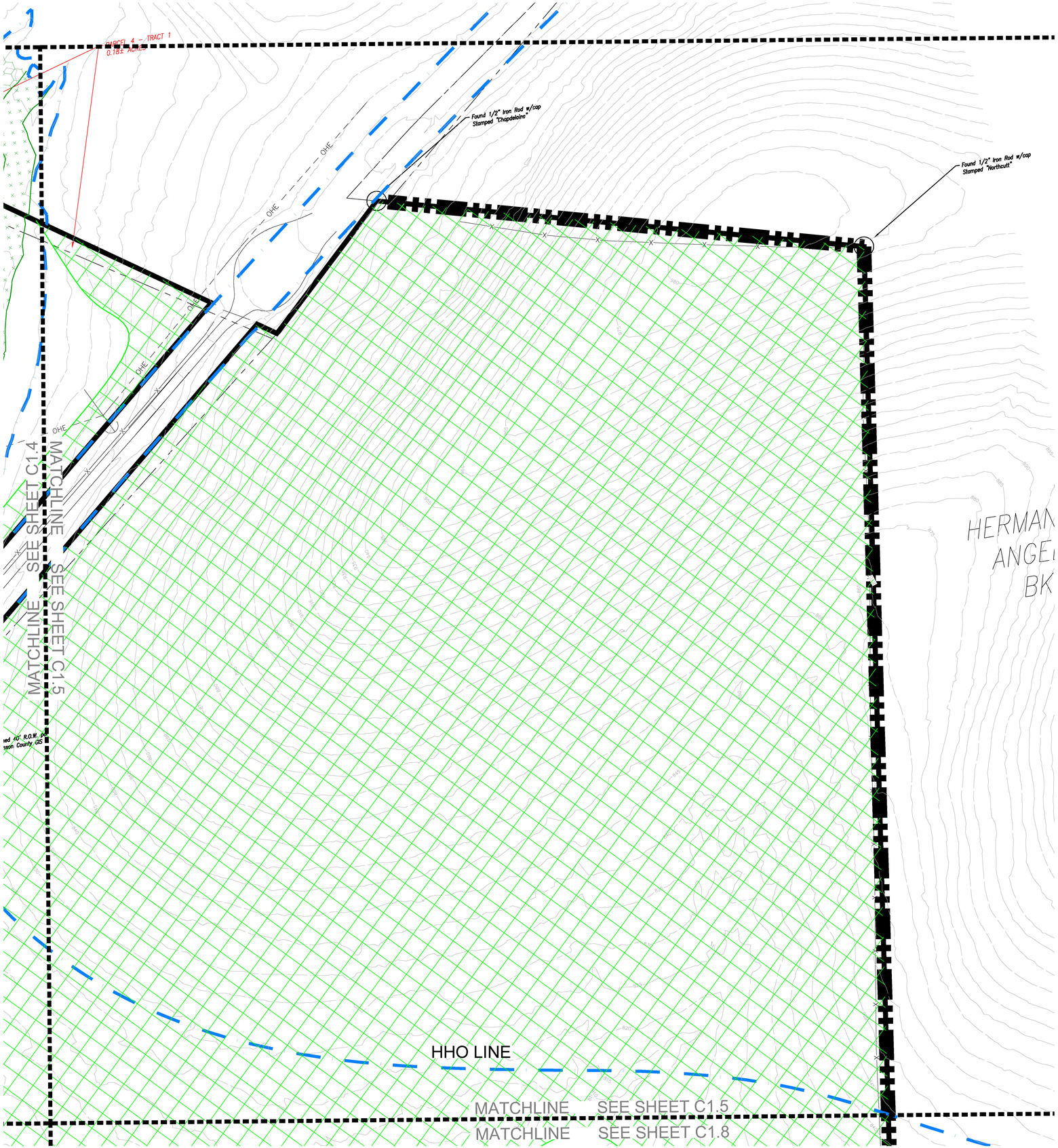
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.4

COF # ----



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RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

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ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

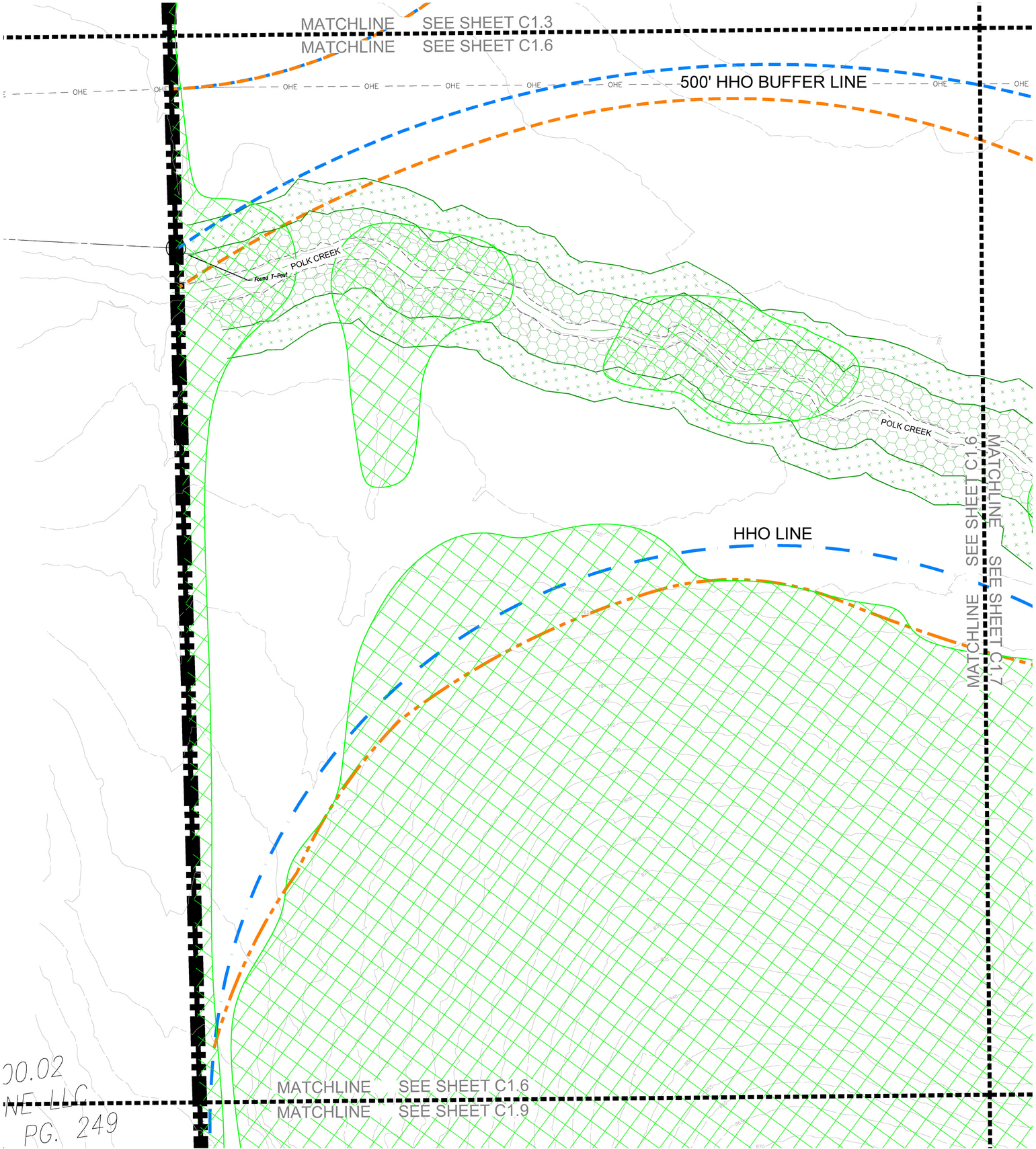
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.5

COF # ----



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COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
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OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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Franklin, Williamson County, Tennessee

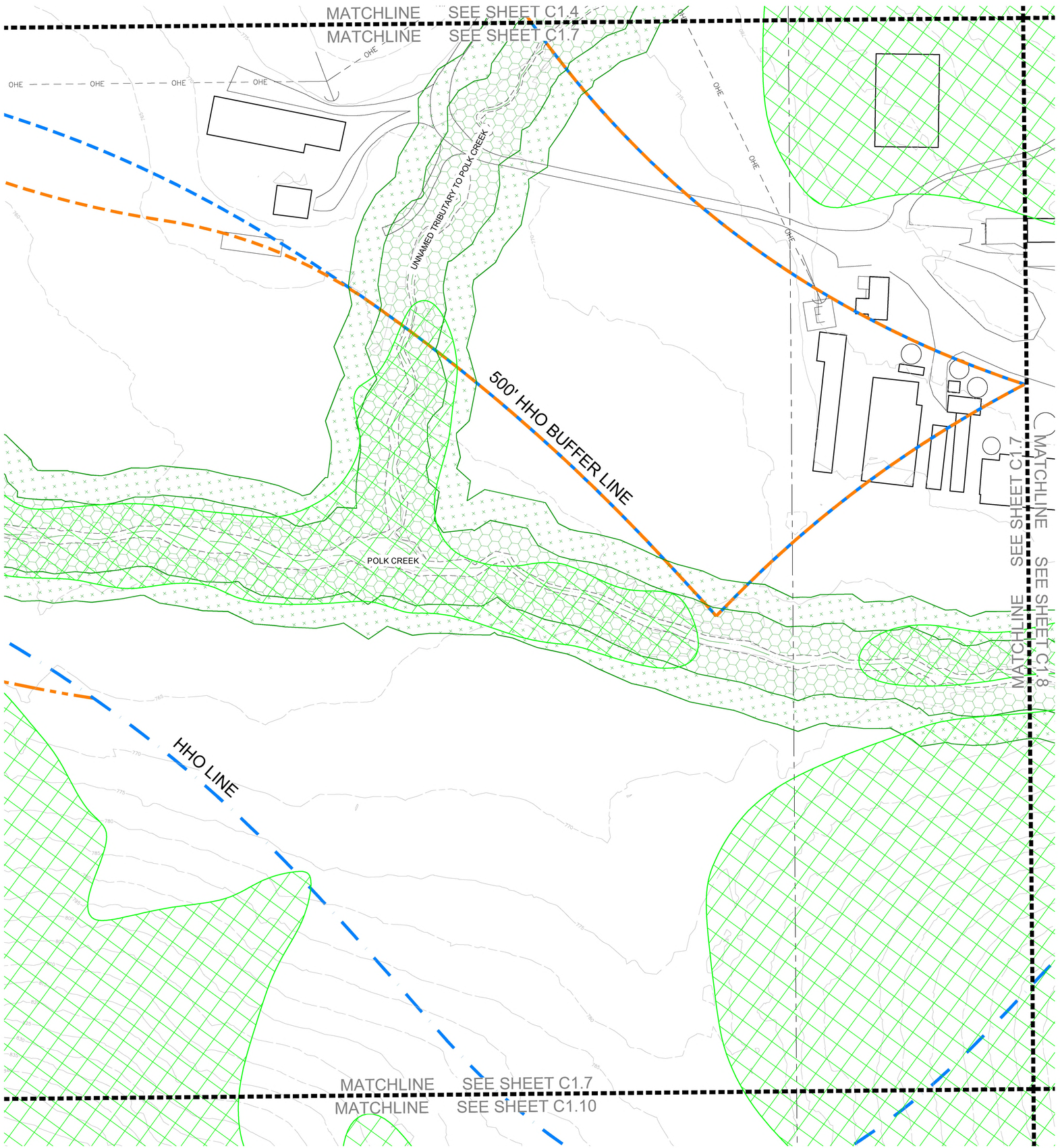
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.6

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

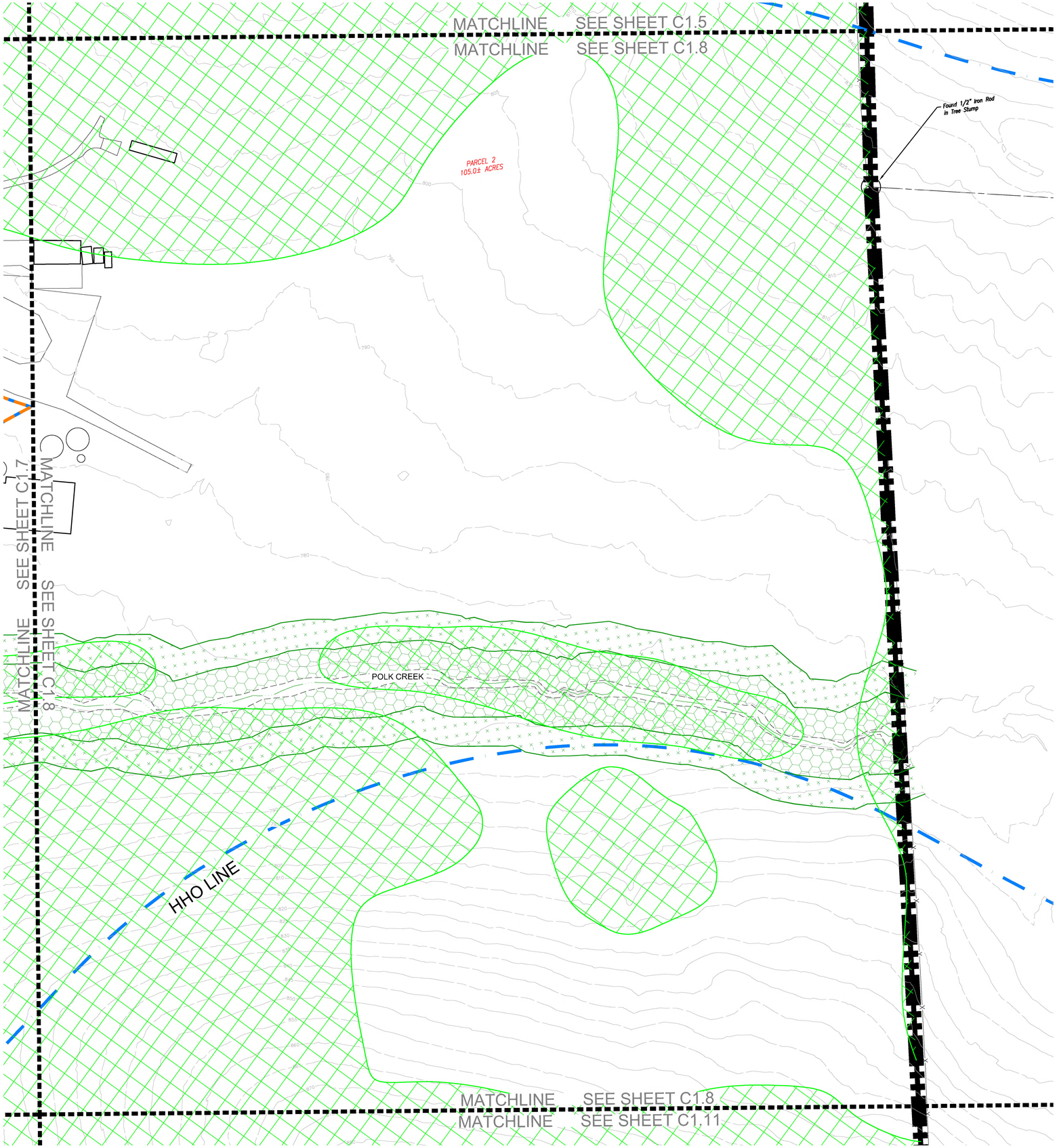
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.7

COF # ----



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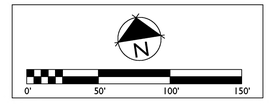

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

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PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

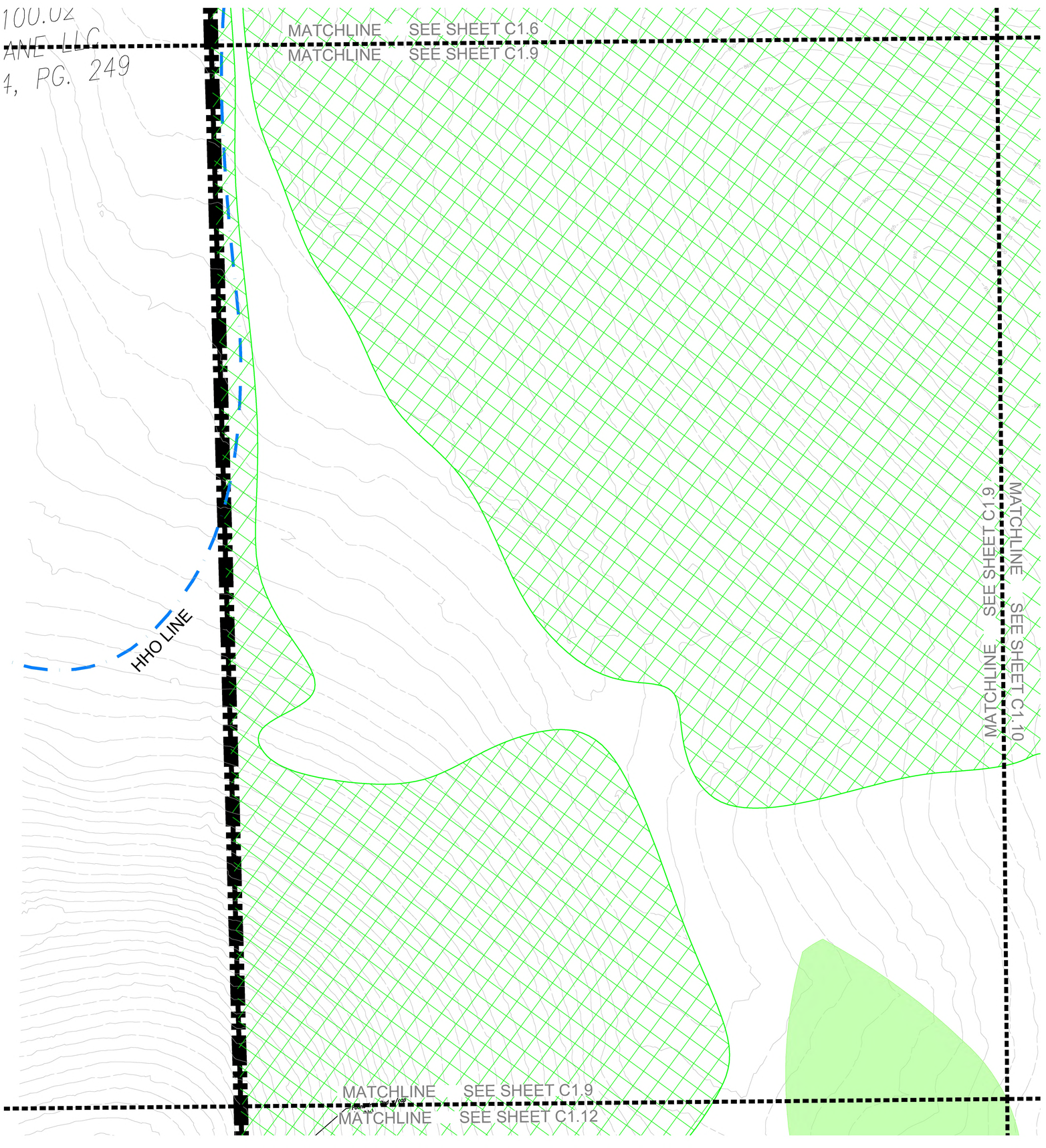


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



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HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

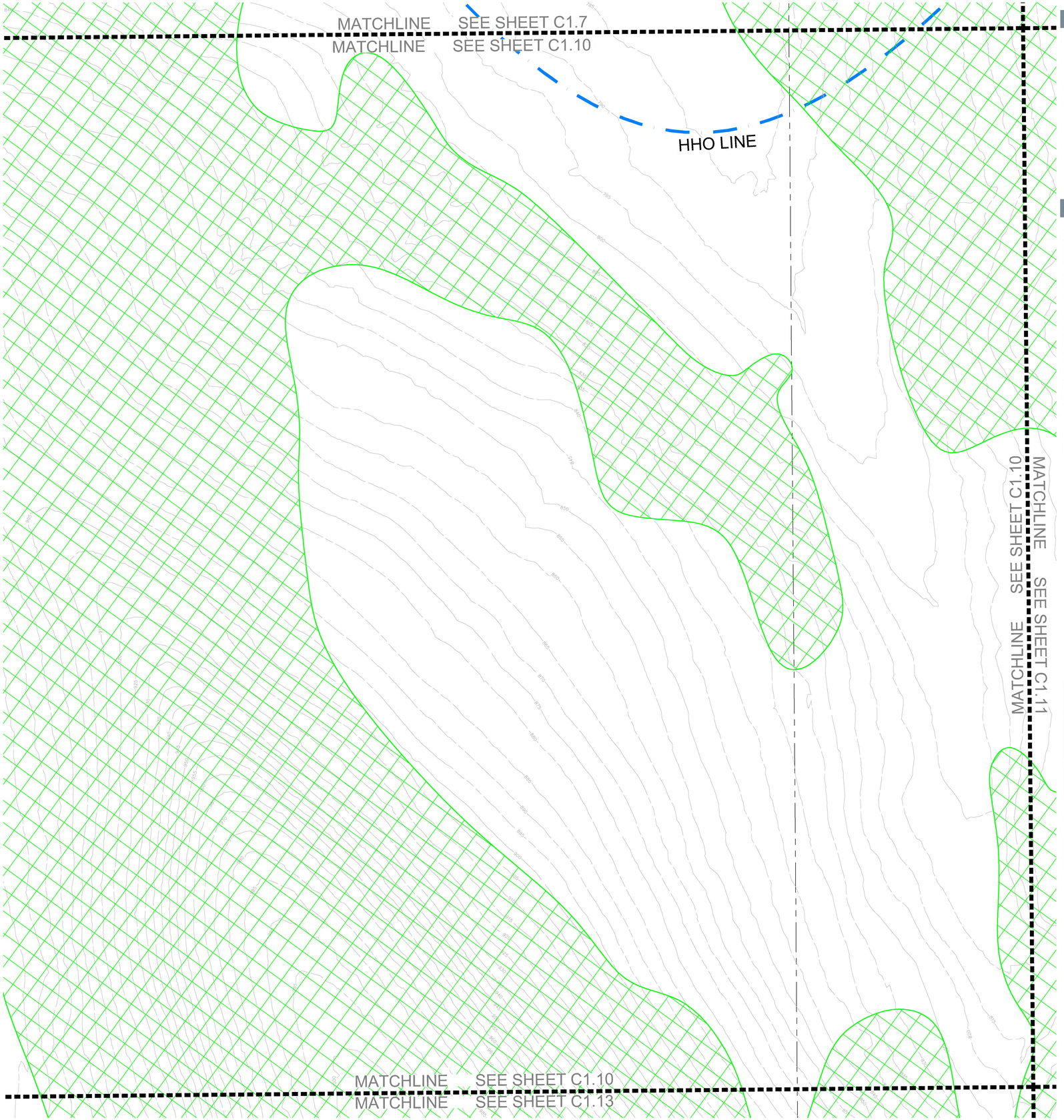
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
11/13/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.9

COF # ----



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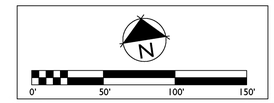

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date
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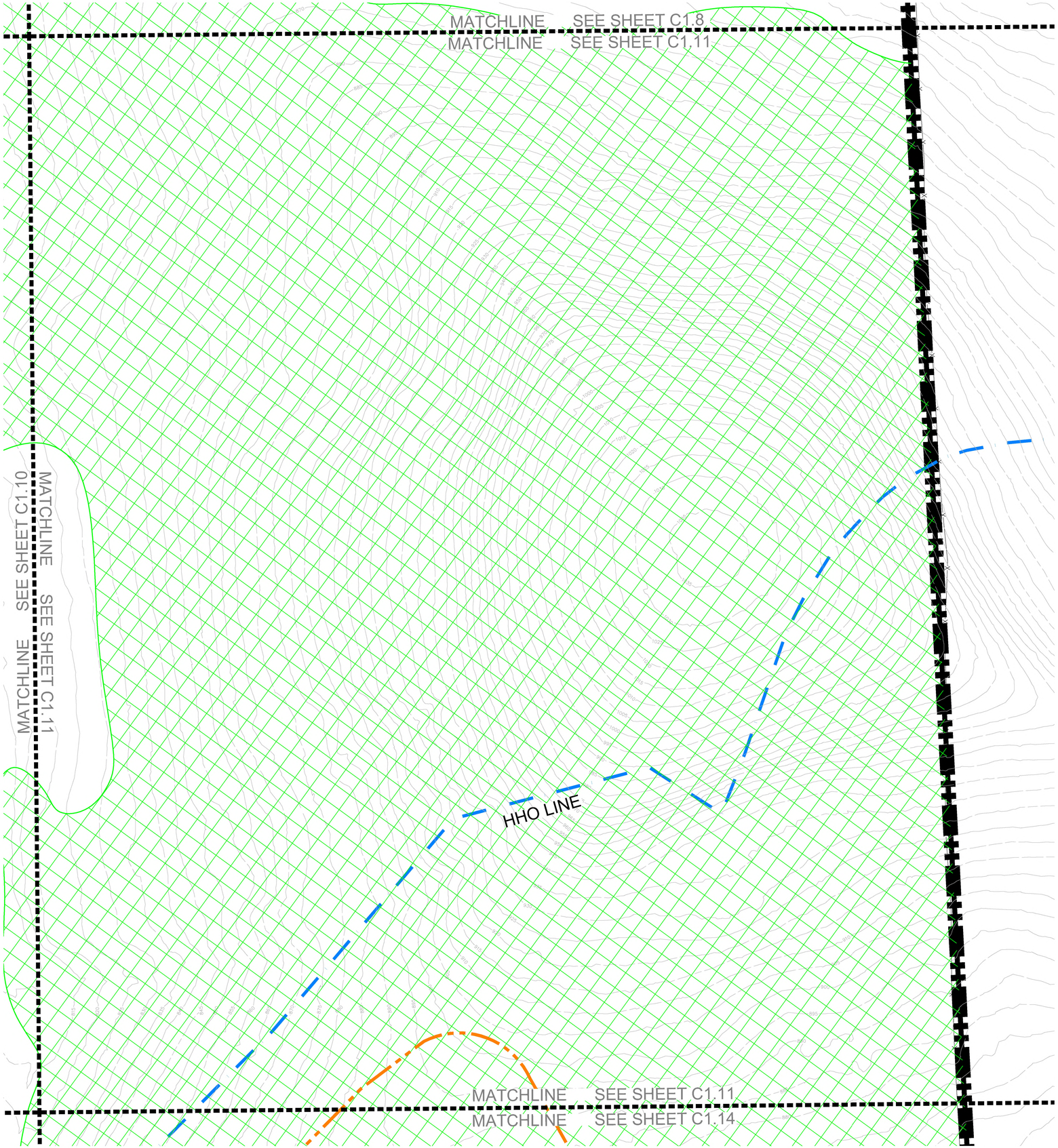
EXISTING CONDITIONS

SHEET
C1.10

COF # ----



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JEFFREY A. ROSIAK REGISTERED AGRICULTURE ENGINEER TENNESSEE LANDSCAPE ARCHITECT

Revision Date

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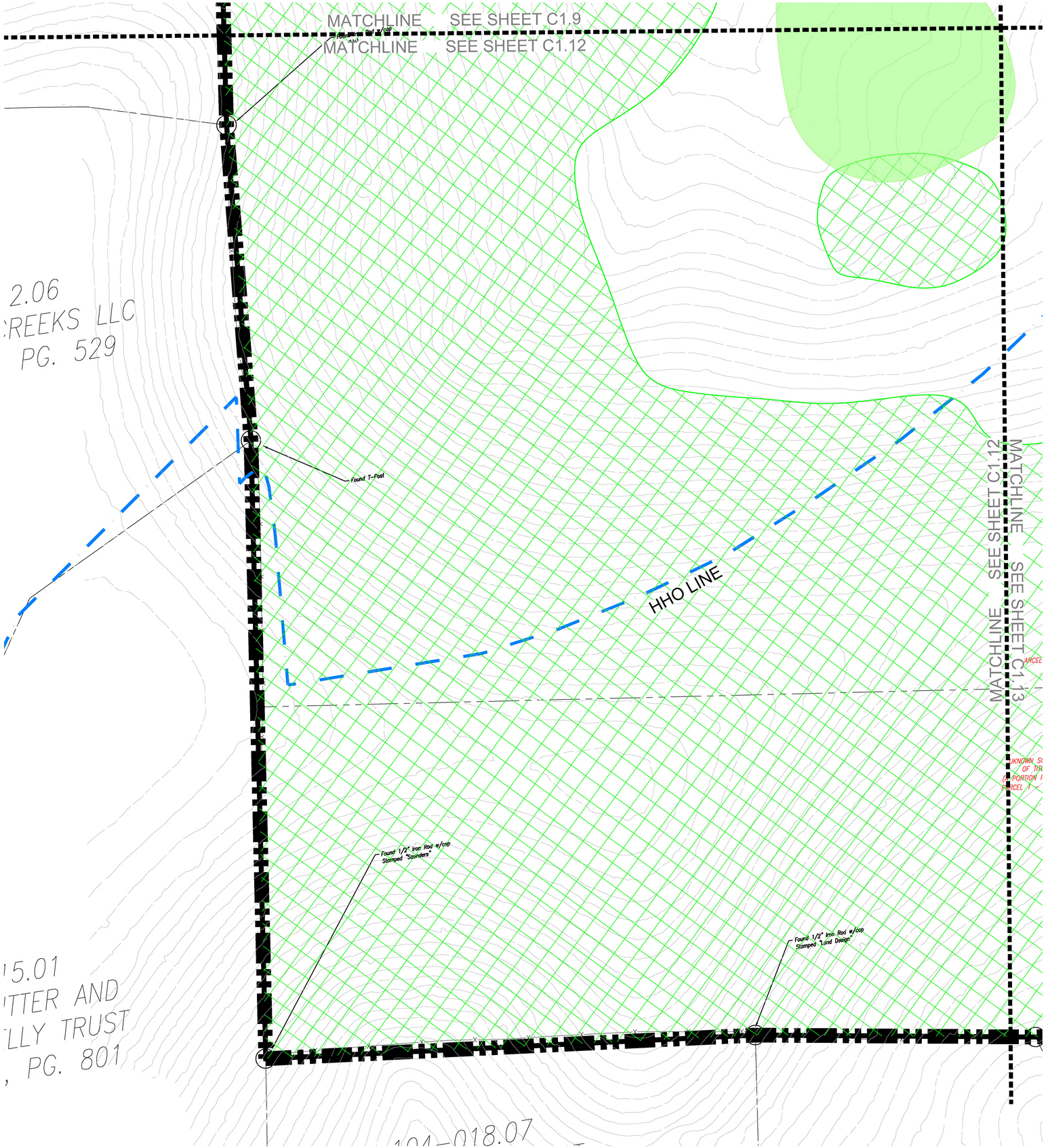
SHEET
C1.11

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

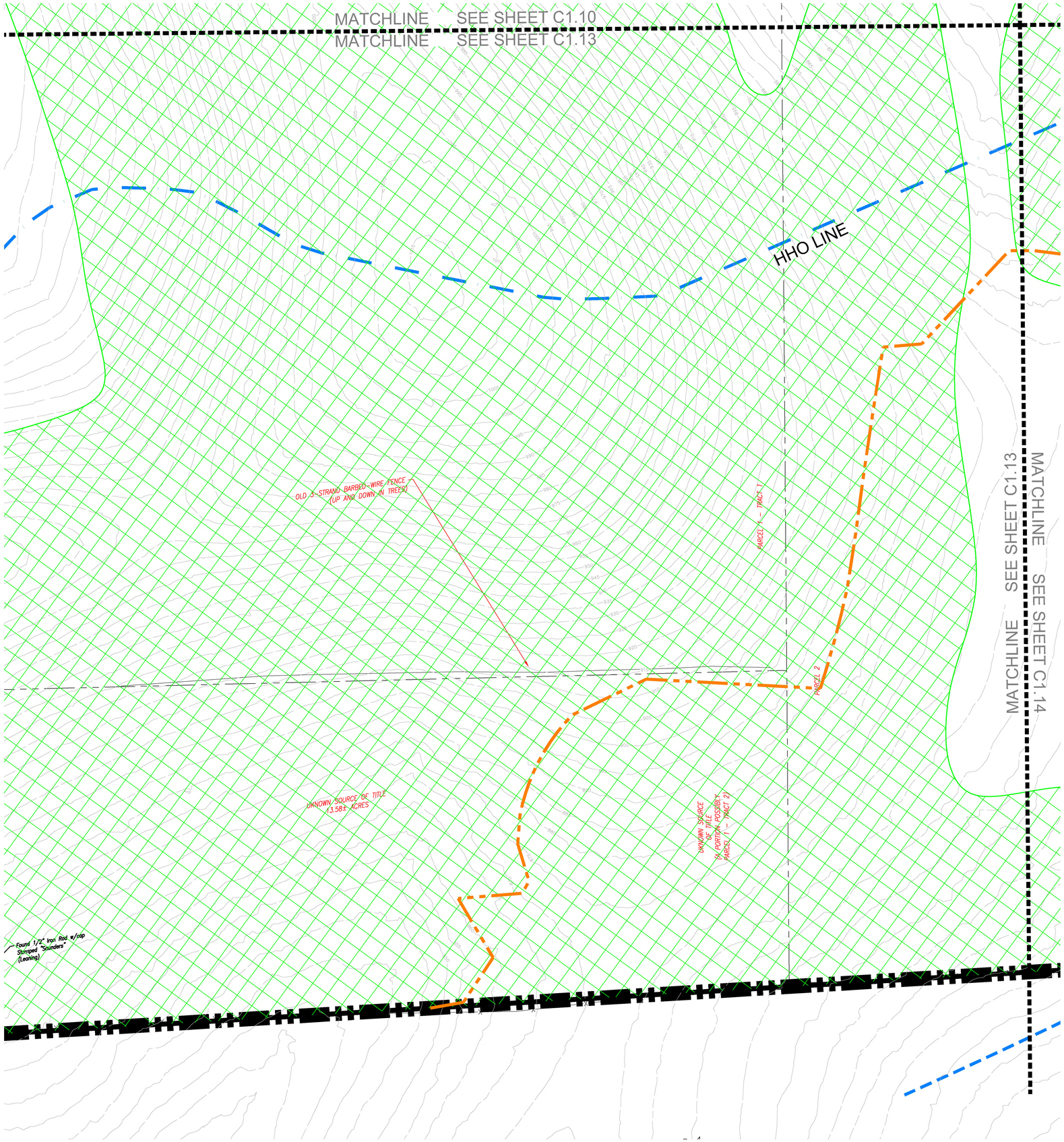
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.12

COF # ----



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0' 50' 100' 150'

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Franklin, Williamson County, Tennessee

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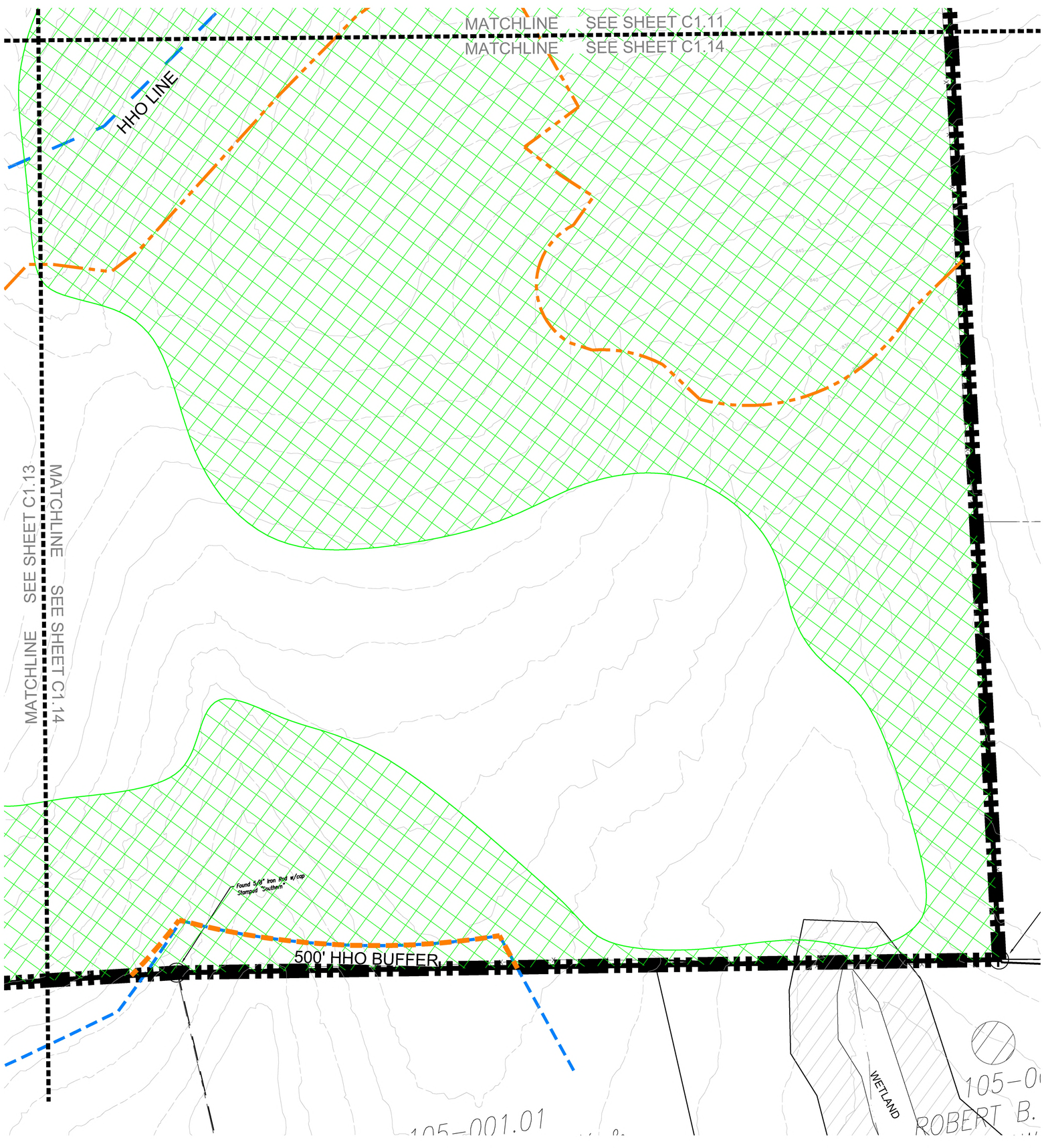
Revision Date

EXISTING CONDITIONS

SHEET
C1.13

COF # ----



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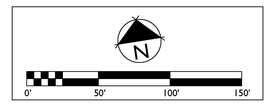

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.14

COF # ----

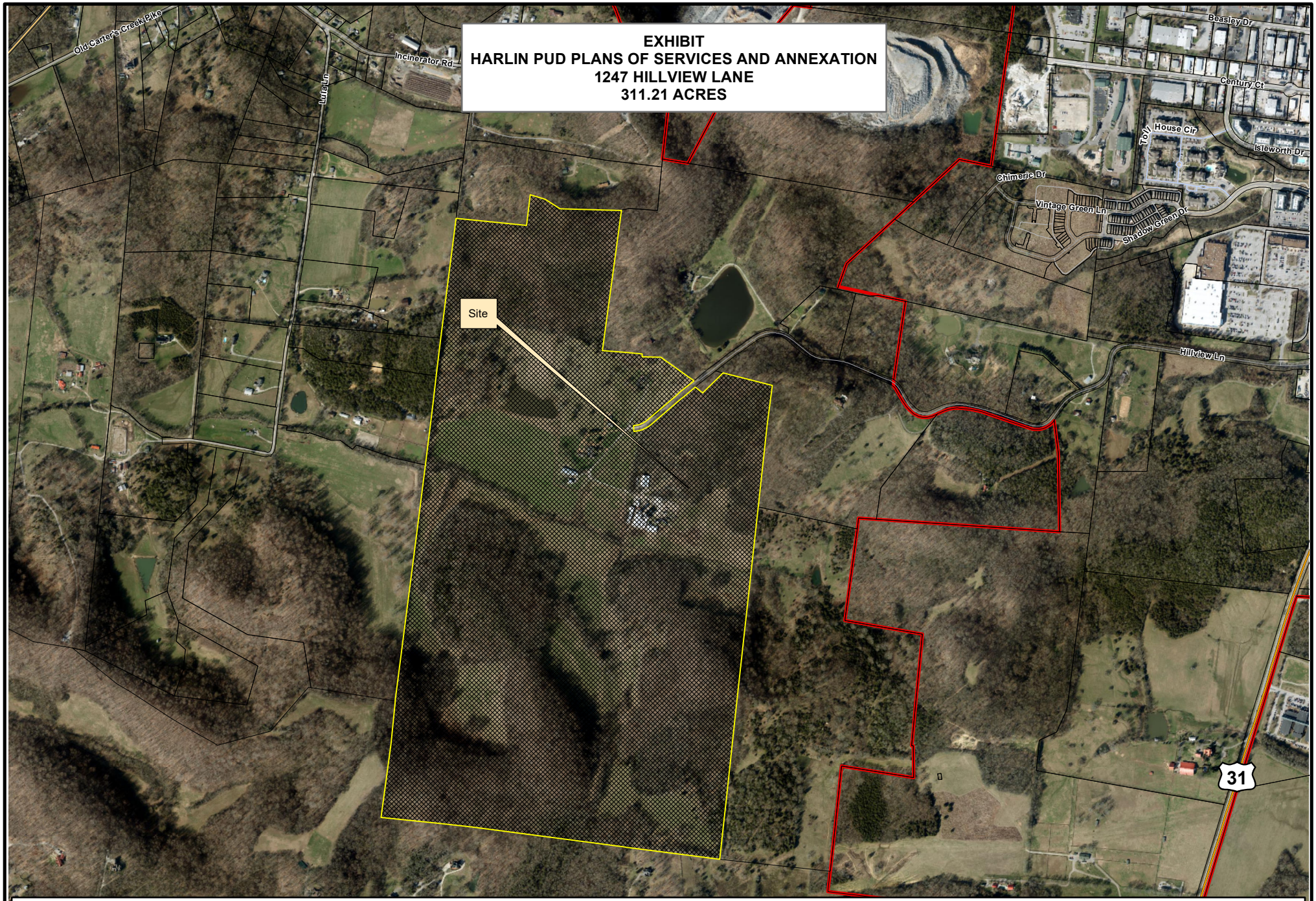
EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Old Carters Creek Pike
Incinerator Rd
Lutz Ln
Beasley Dr
Century Ct
Troll House Cir
Isleworth Dr
Chimerle Dr
Vintage Green Ln
Shadow Green Dr
Site
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:
DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:
KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:
BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:
HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



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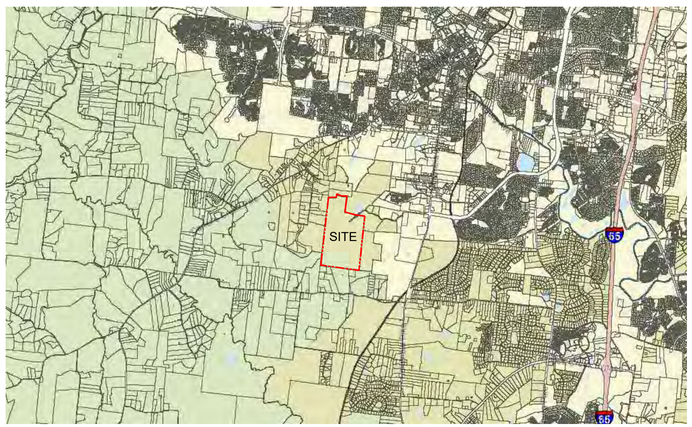
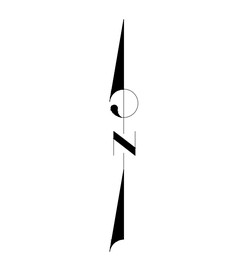
VICINITY MAP



NOT TO SCALE





(See Note 1)

GRAPHIC SCALE (IN FEET)
300 150 0 150 300 600
1 inch = 300 ft.

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
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- —SAN— Sanitary Sewer Line
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- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
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- Existing Contour Minor
- Existing Contour Major
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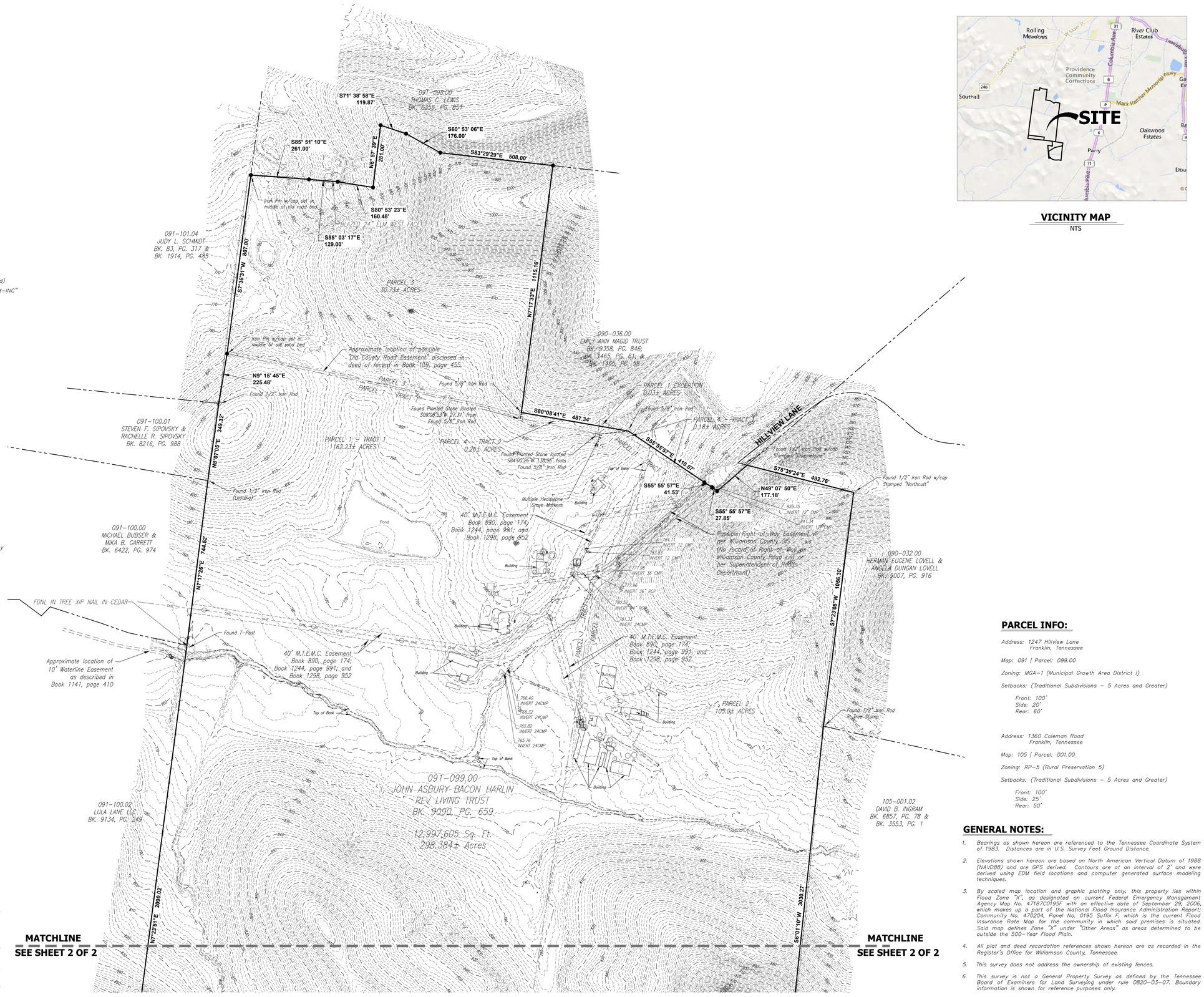


MATCHLINE
SEE SHEET 2 OF 2

MATCHLINE
SEE SHEET 2 OF 2

VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
STATE OF TENNESSEE
COMMERCE
12/07/2025
TENNESSEE NO. 2398

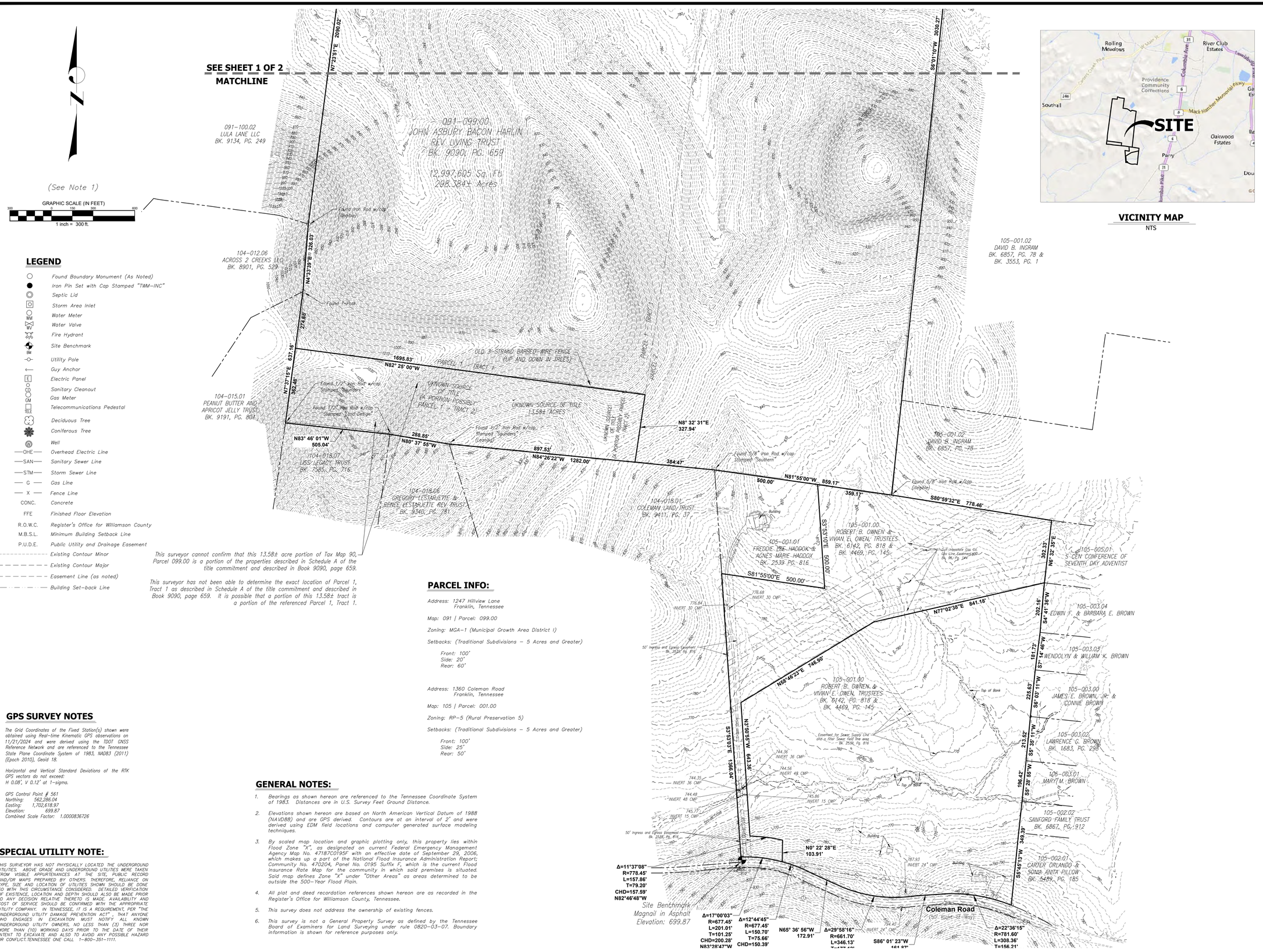
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



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- P.U.D.E. — Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

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Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

VICINITY MAP
NTS

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMISSIONED
02/07/2025
TENNESSEE NO. 2298

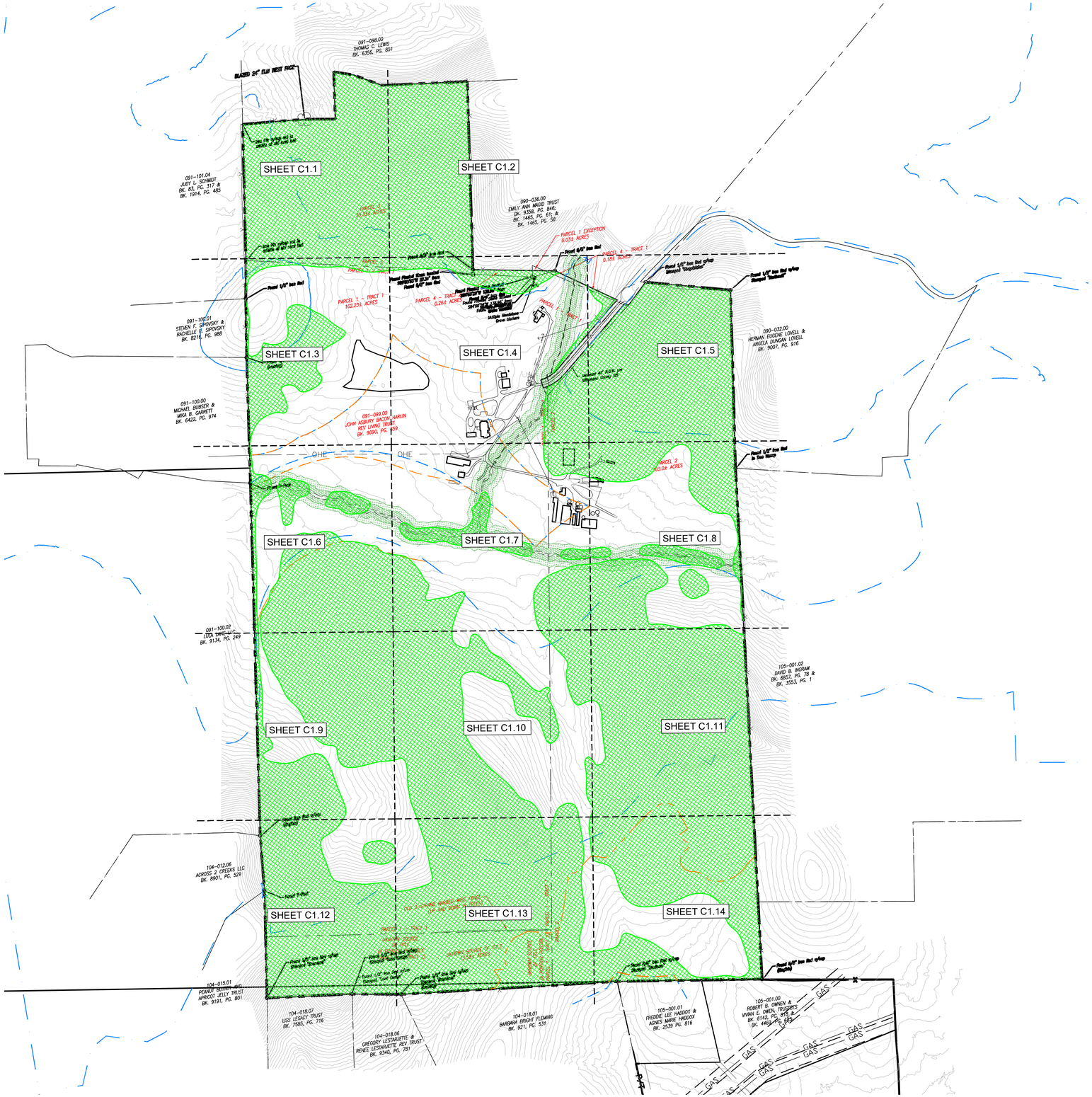
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
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STORMWATER
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RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
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DRAINAGE FACILITIES
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

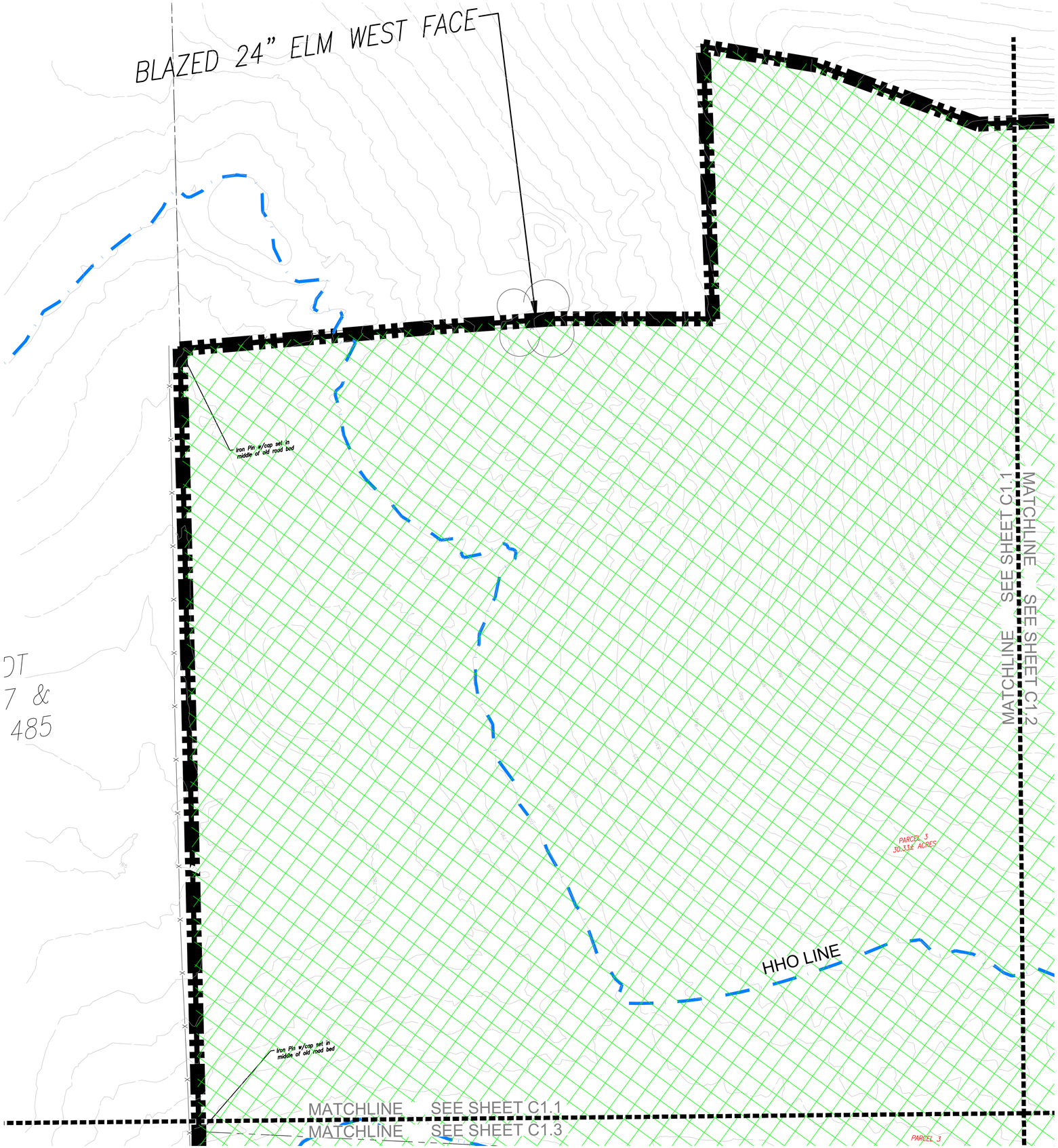
JEFFREY A. ROSAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
11325

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # ----



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DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

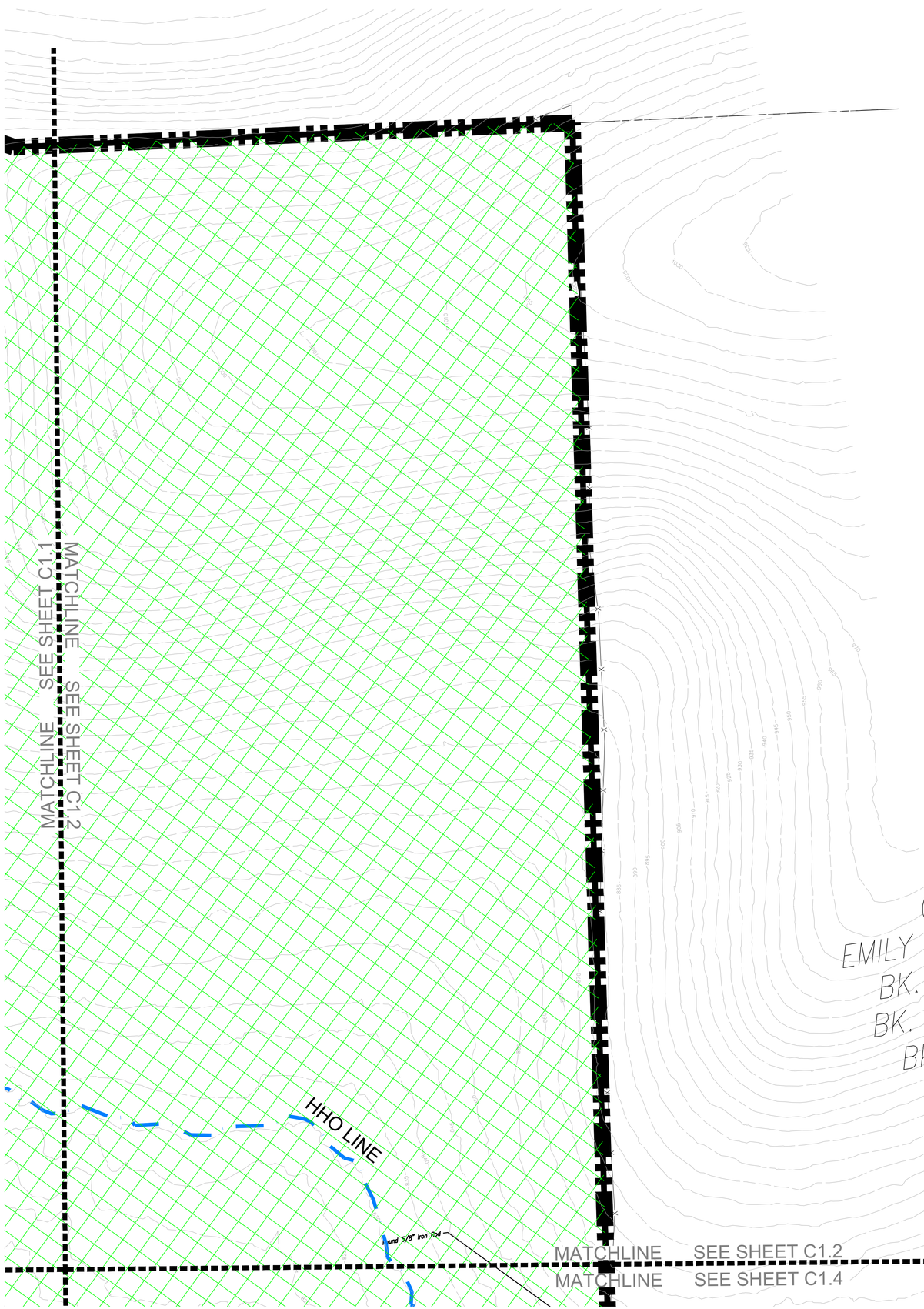
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET C1.1

COF # ----



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DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 119525

Revision Date
△ _____
△ _____
△ _____
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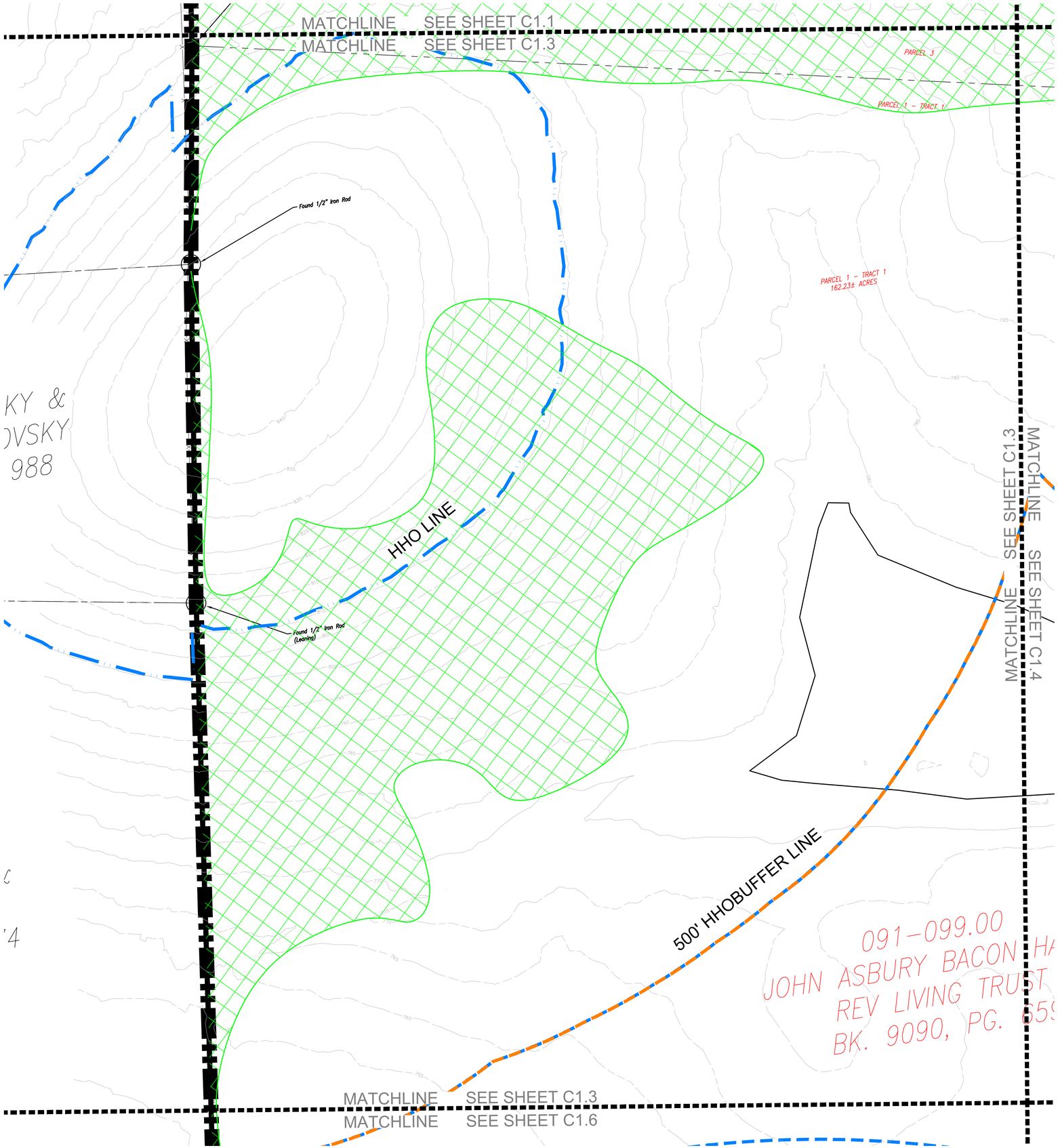
EXISTING CONDITIONS

SHEET
C1.2

COF # ----



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

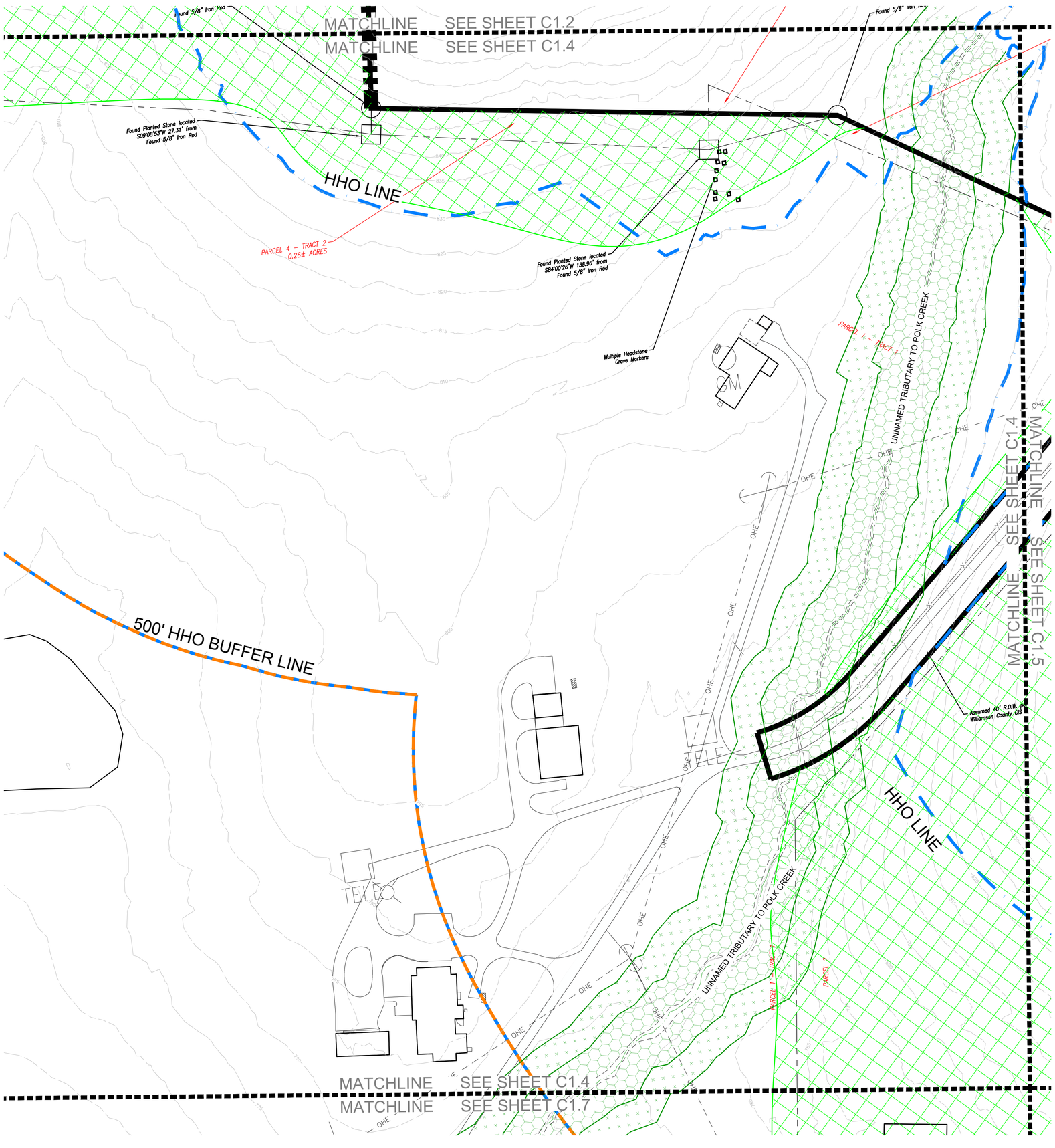
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT 1039 STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.3
COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

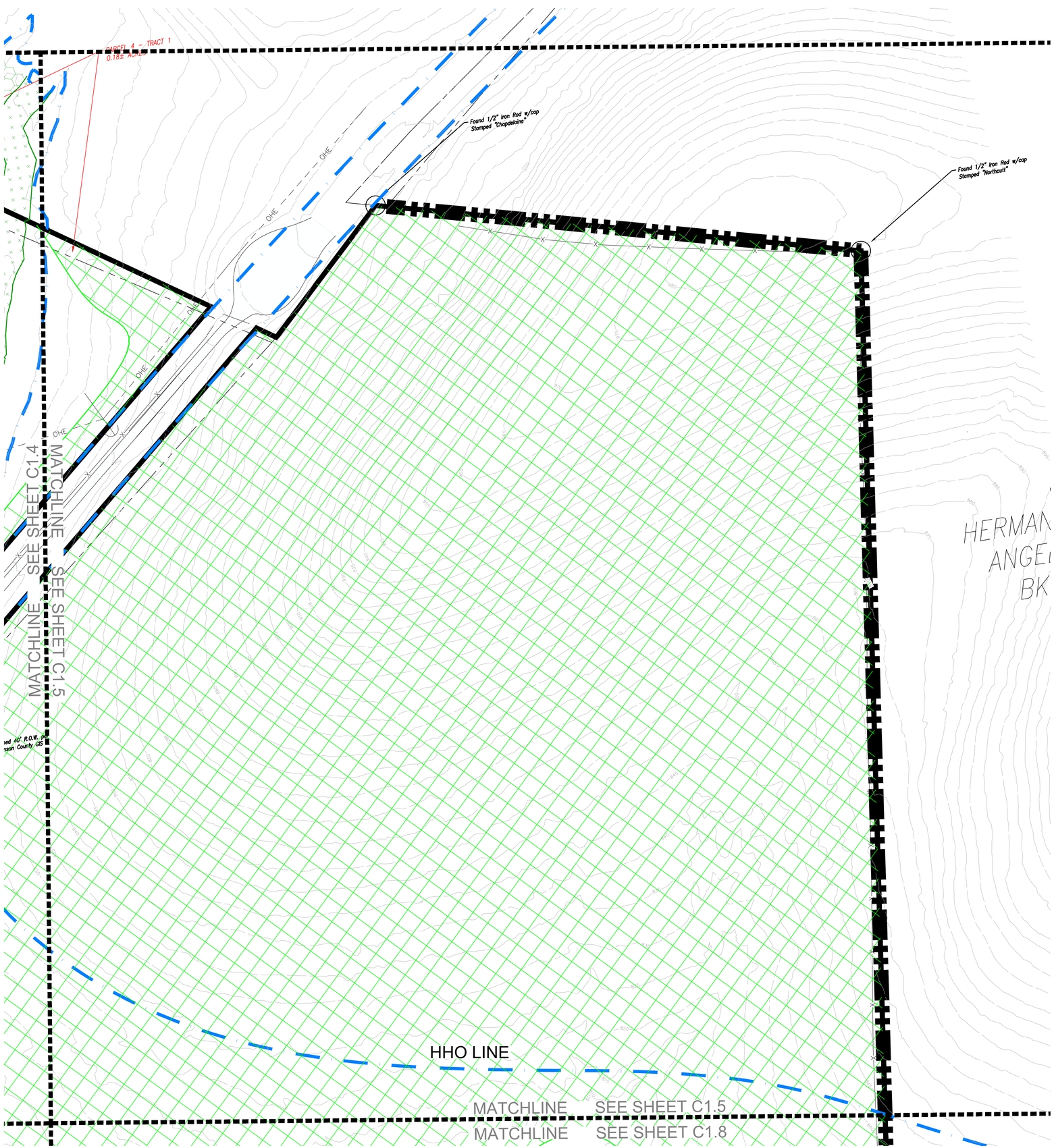
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.4

COF # ----



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A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

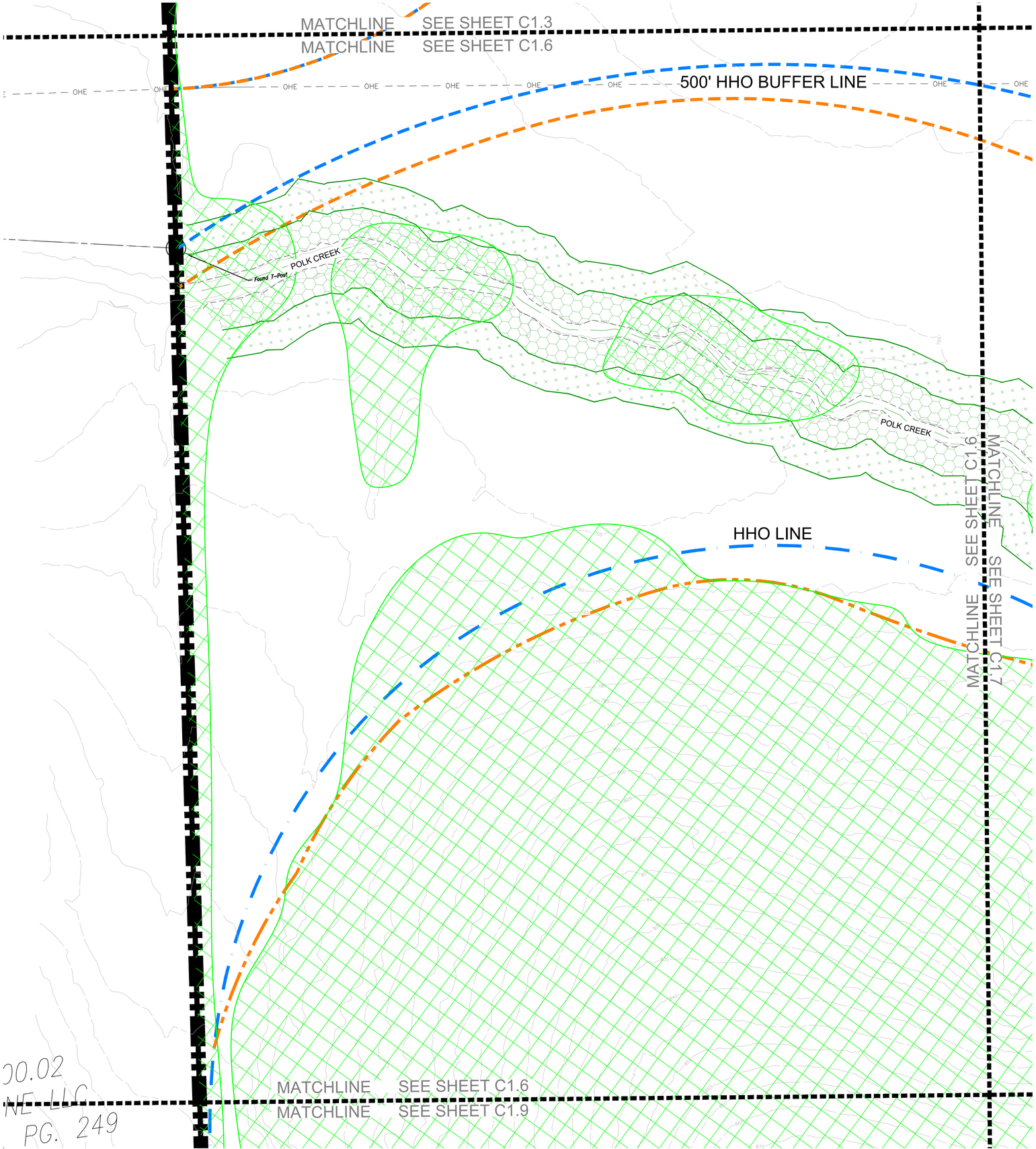
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 119525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.5

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
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STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

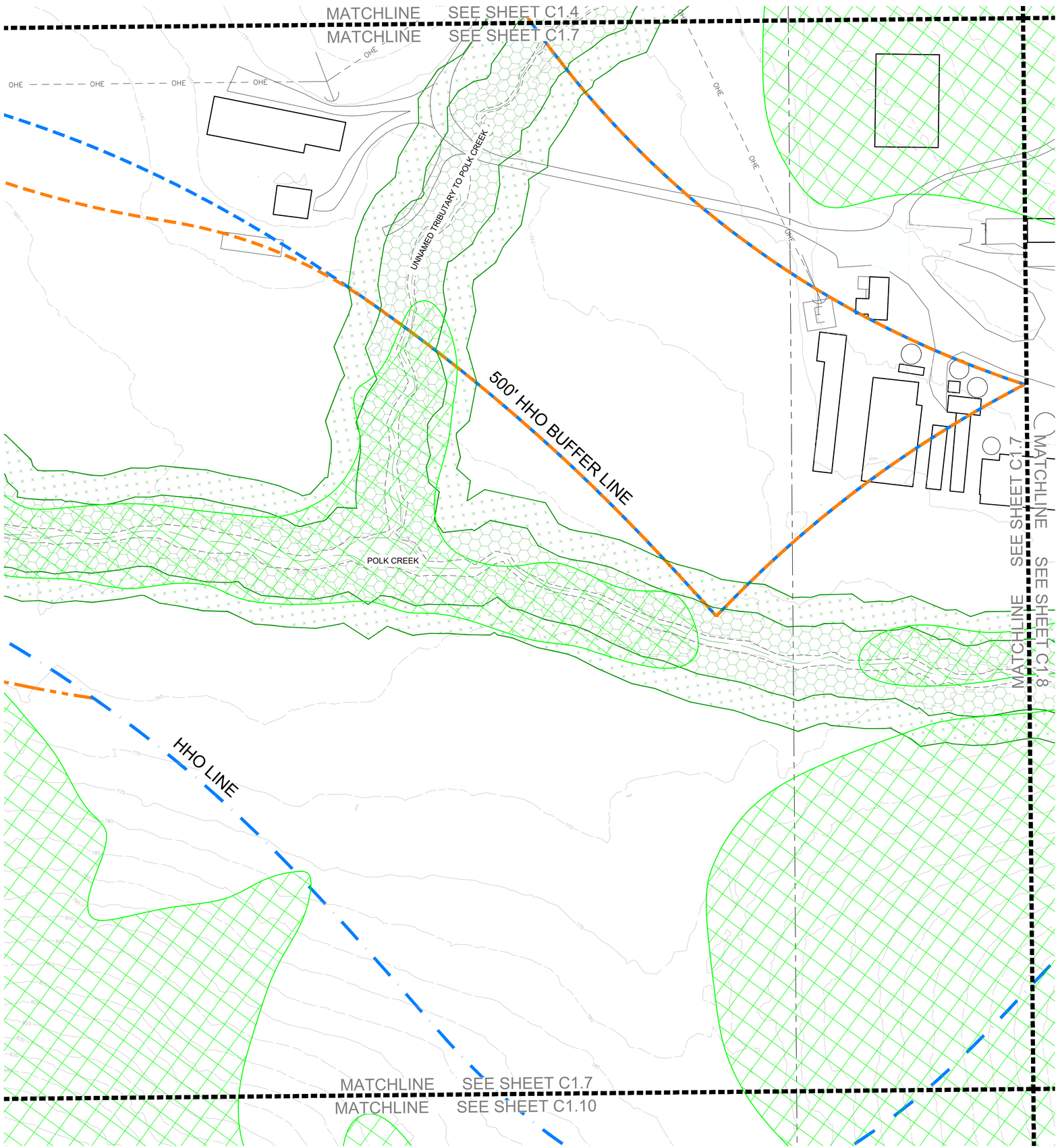
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
01/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.6

COF # ----



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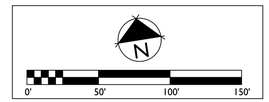

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

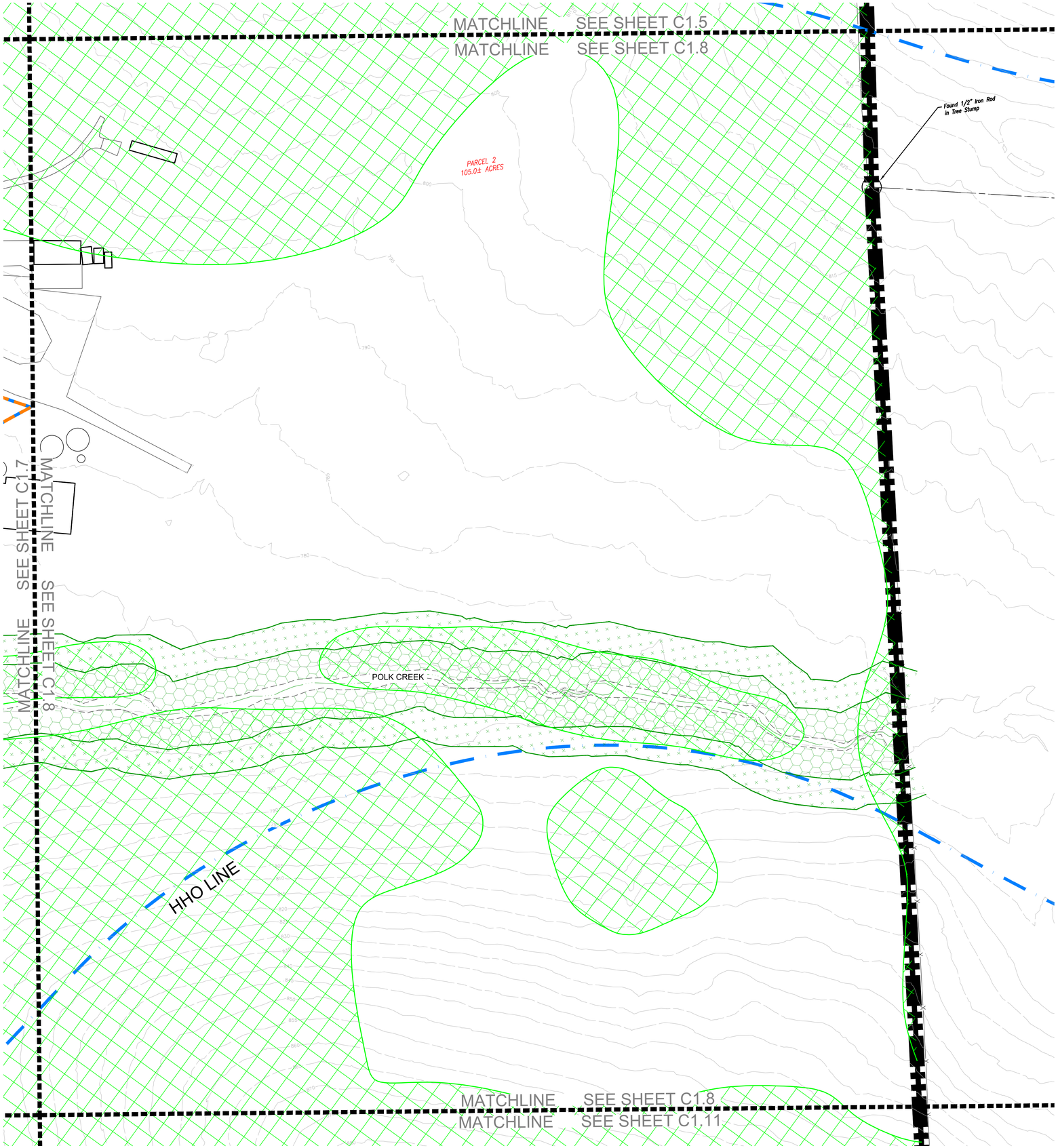


Revision Date

EXISTING CONDITIONS

SHEET
C1.7

COF # ----



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

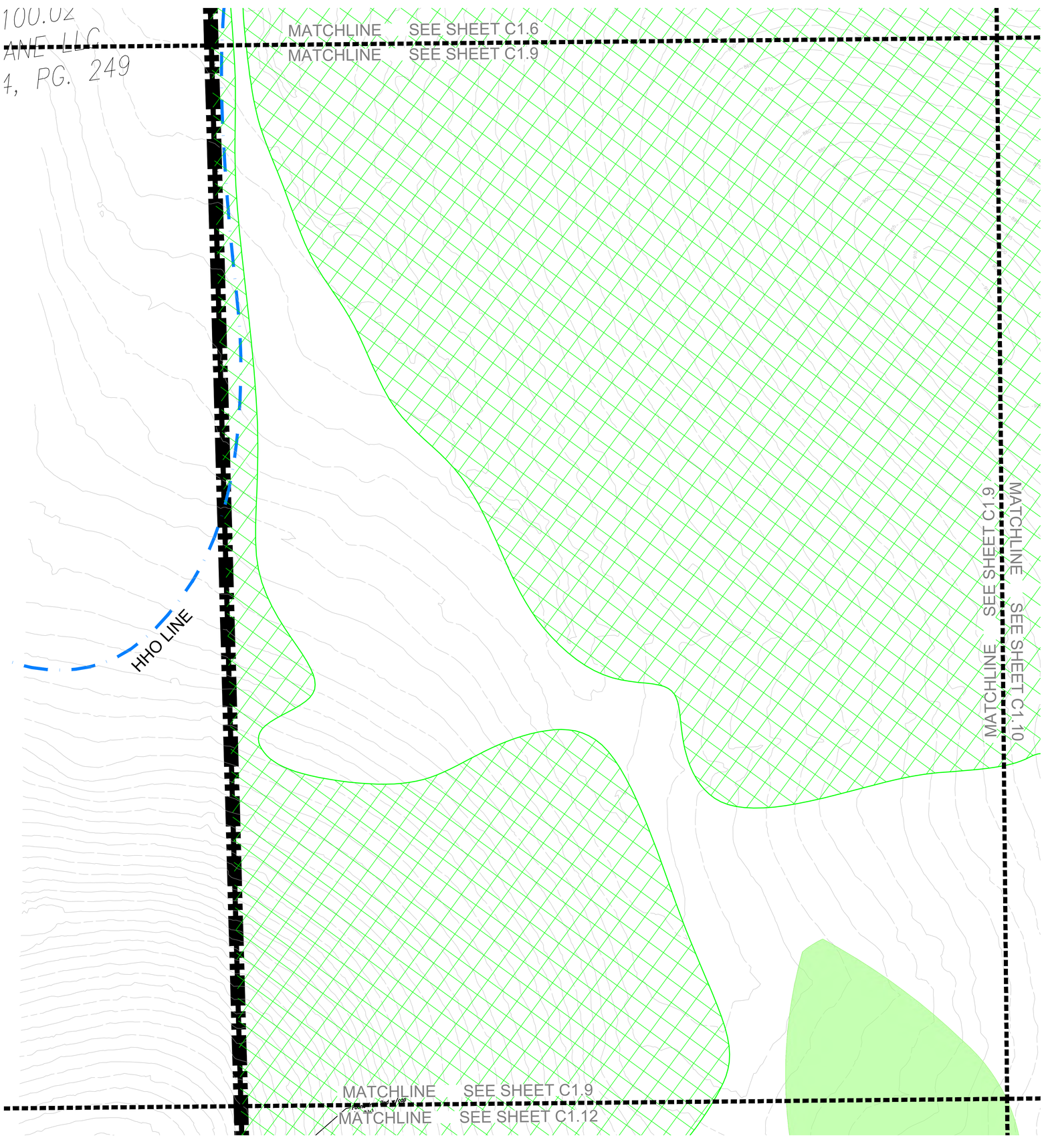
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 329 AGRICULTURE 12 25

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



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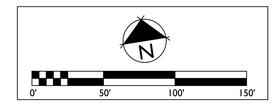


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

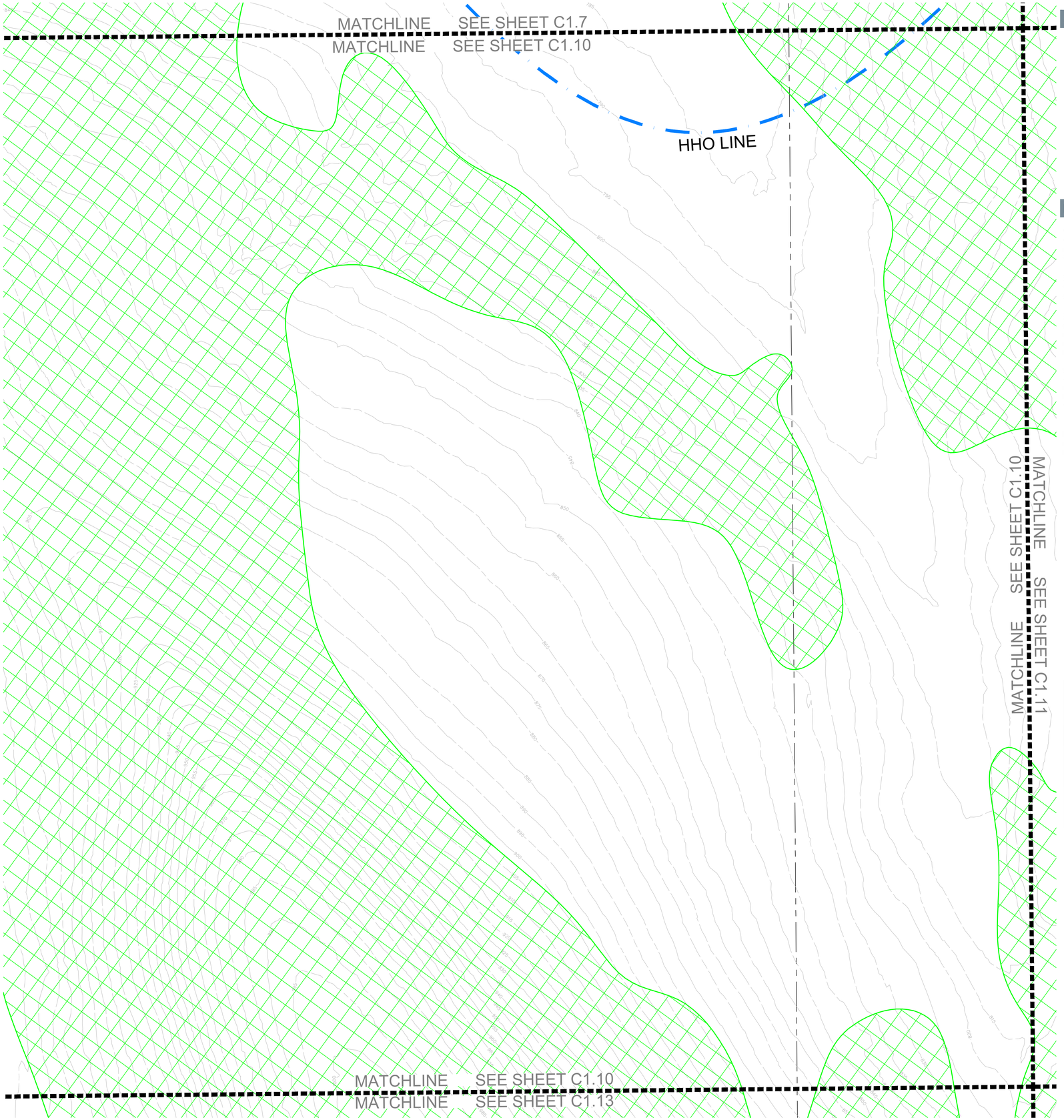
JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT 1732 STATE OF TENNESSEE AGRICULTURE EXPIRES 3/31/25

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.9

COF # ----



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HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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TAX MAP & PARCELS:	091-09900
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

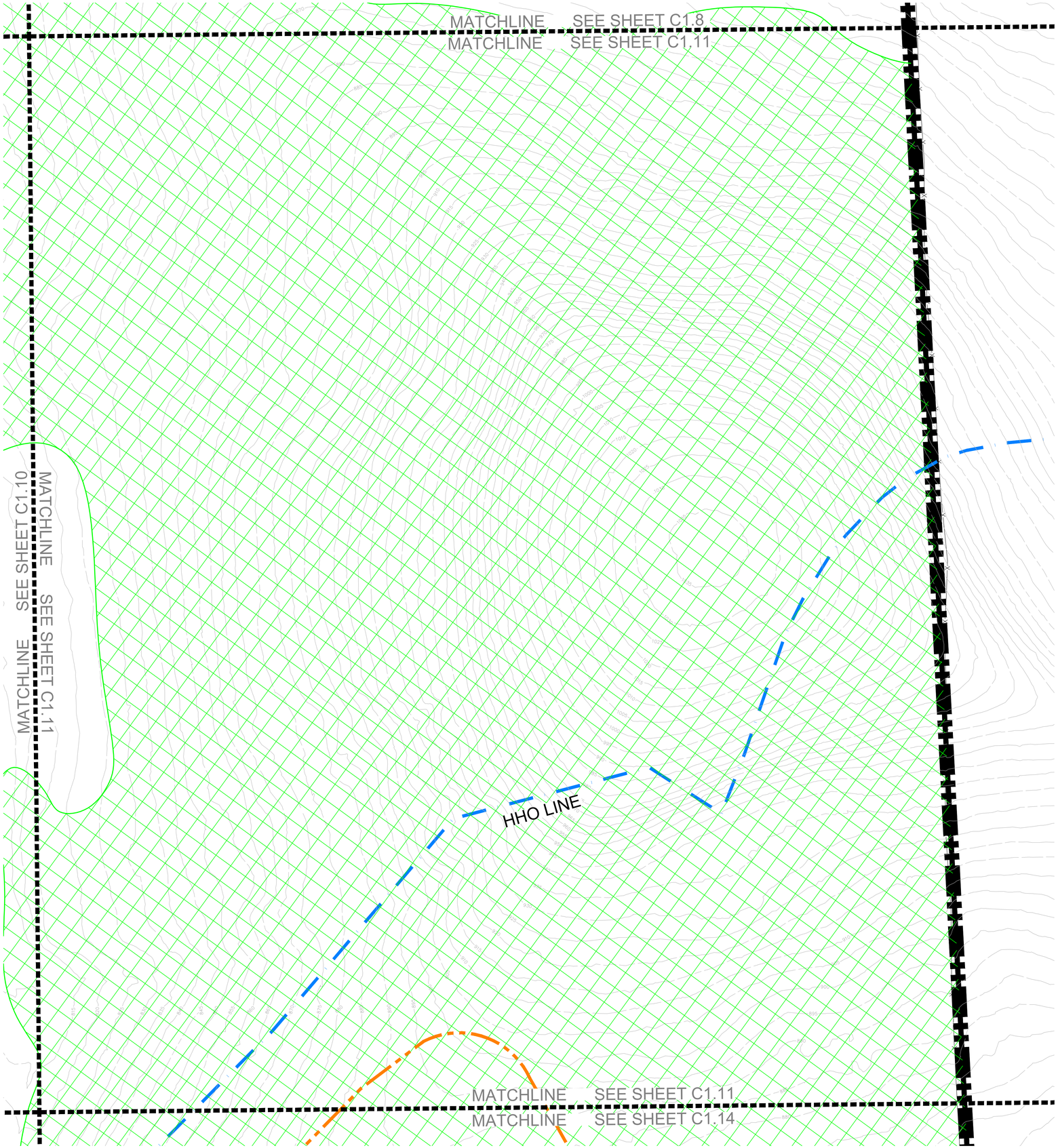
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.10

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

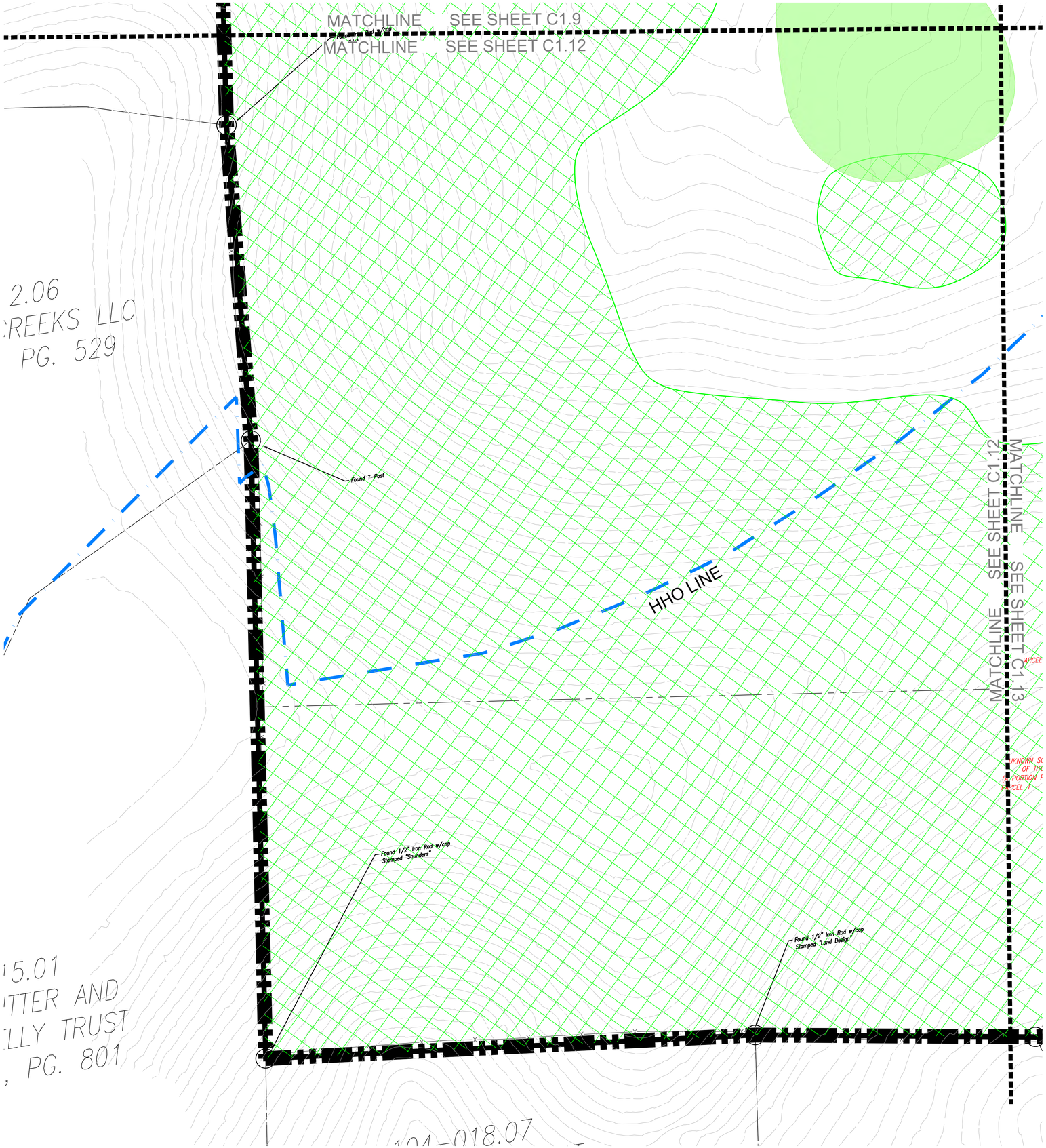
JEFFREY A. ROSIAK REGISTERED AGRICULTURE ENGINEER TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.11

COF # ----



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- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

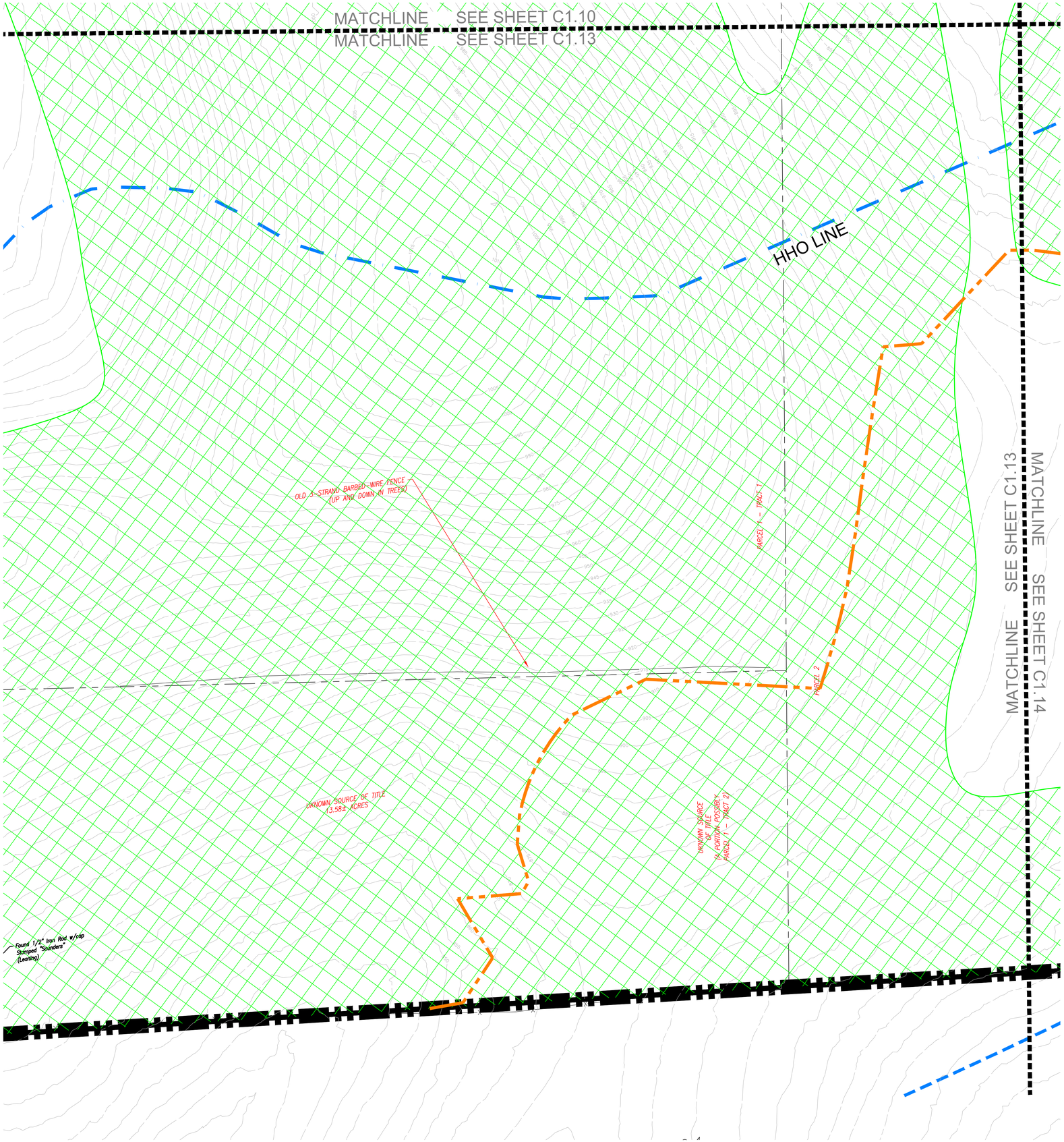
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.12

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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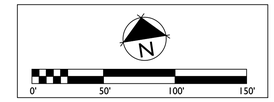

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DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
#1325

Revision Date
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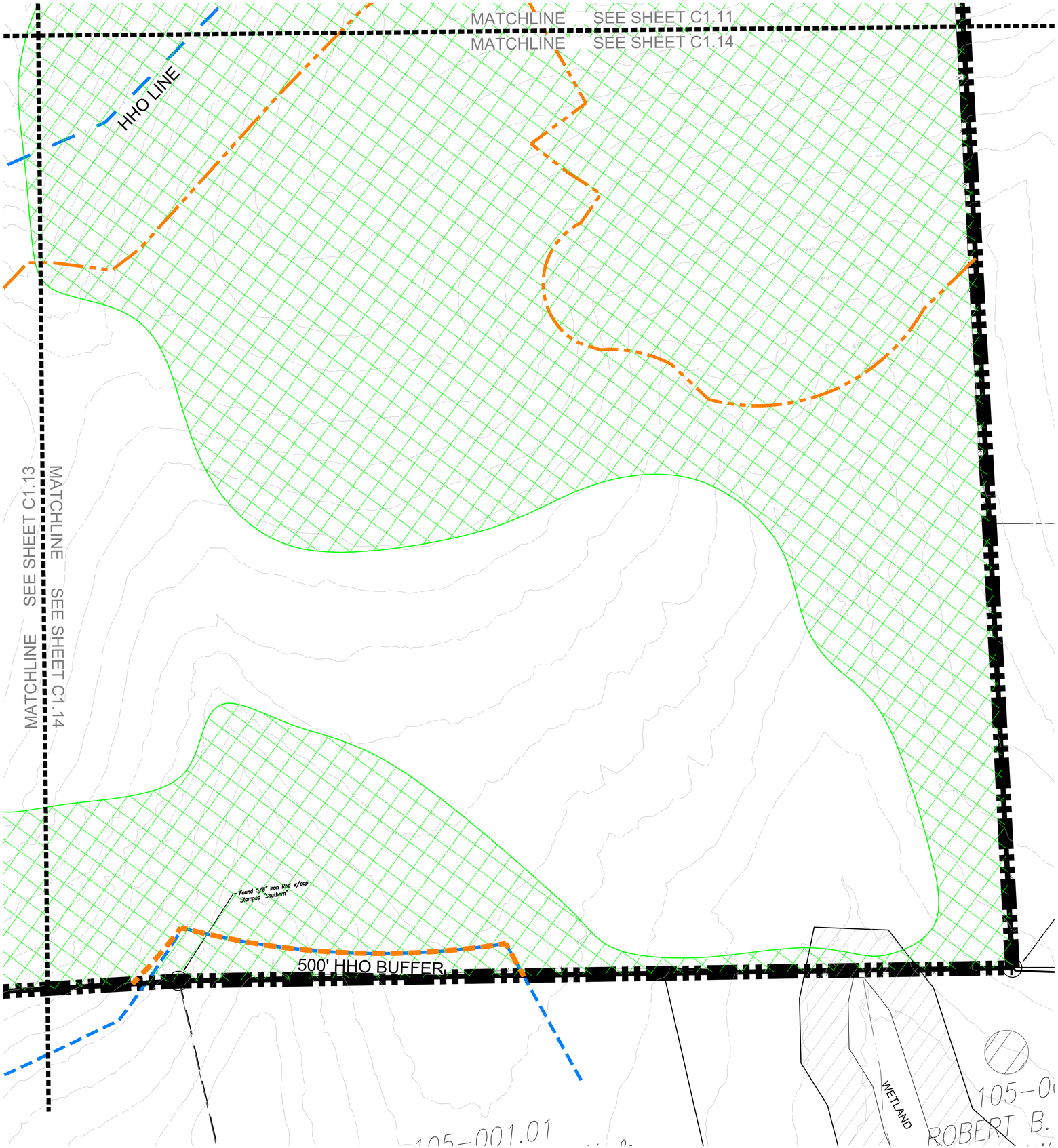
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.13

COF # ----



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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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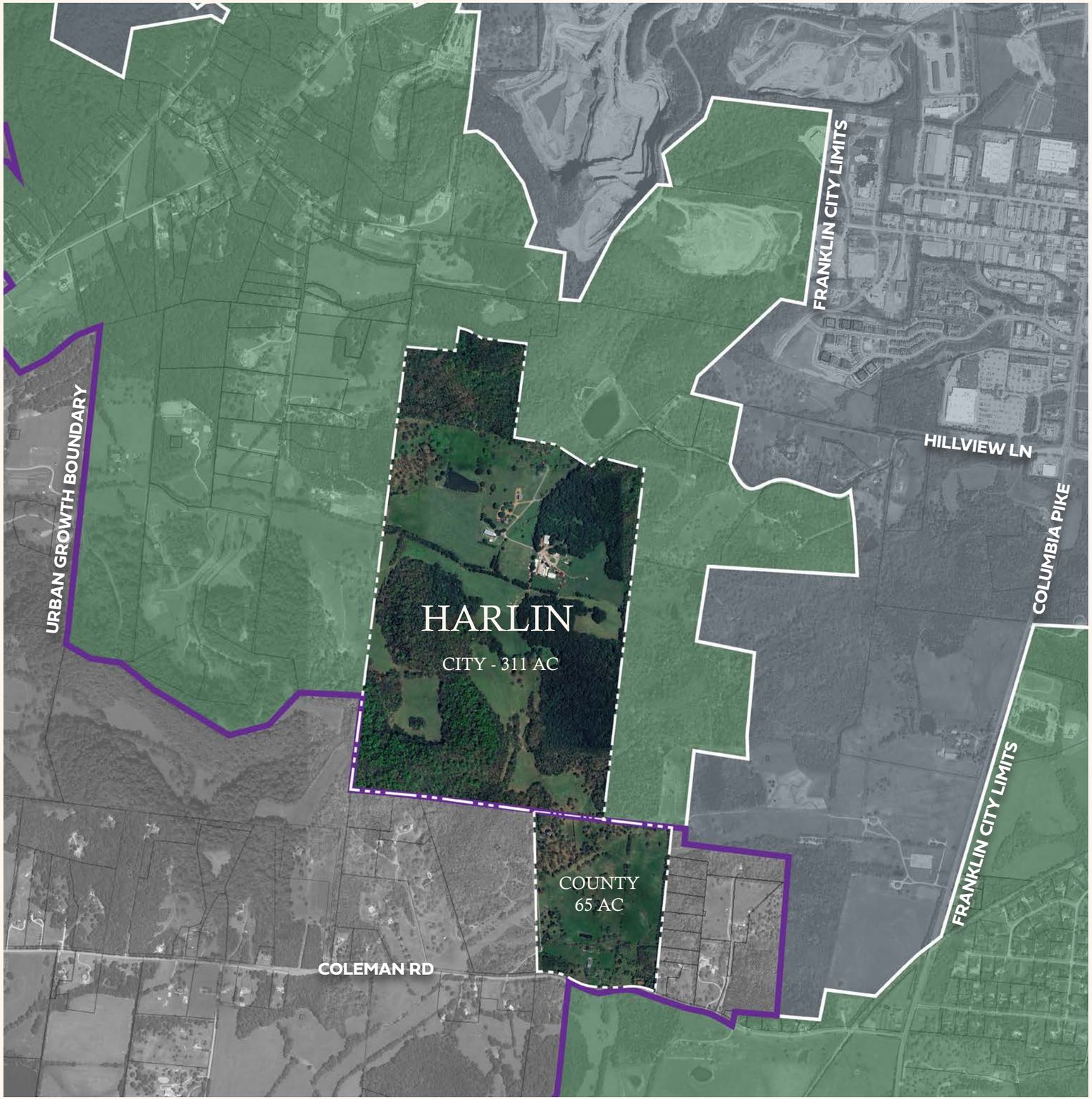
EXISTING CONDITIONS

SHEET
C1.14

COF # ----


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
Building community since 1933.
sdco
PARTNERS
Kimley»Horn
GAMBLE DESIGN
COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING
DesignStudio
© Zanetta Illustration



Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

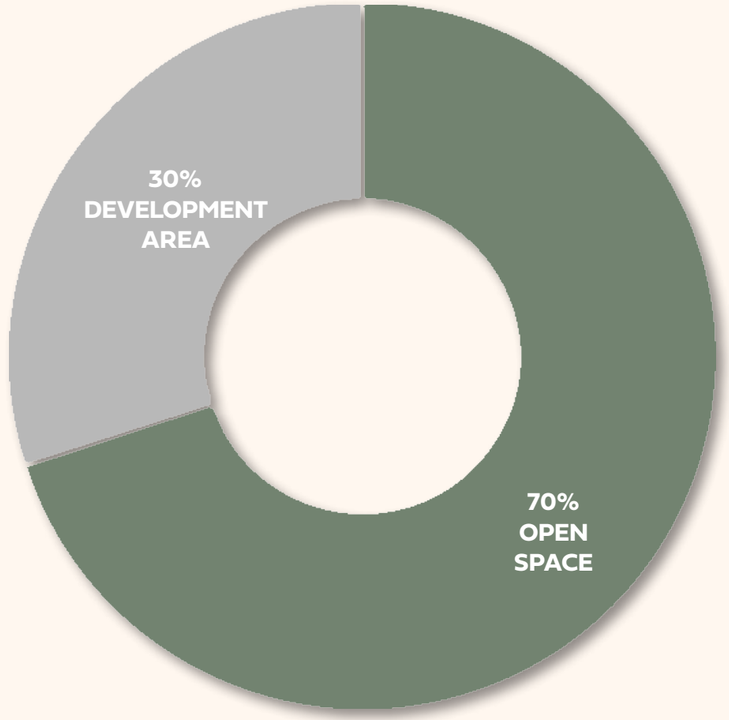
A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


© Zanetta Illustration

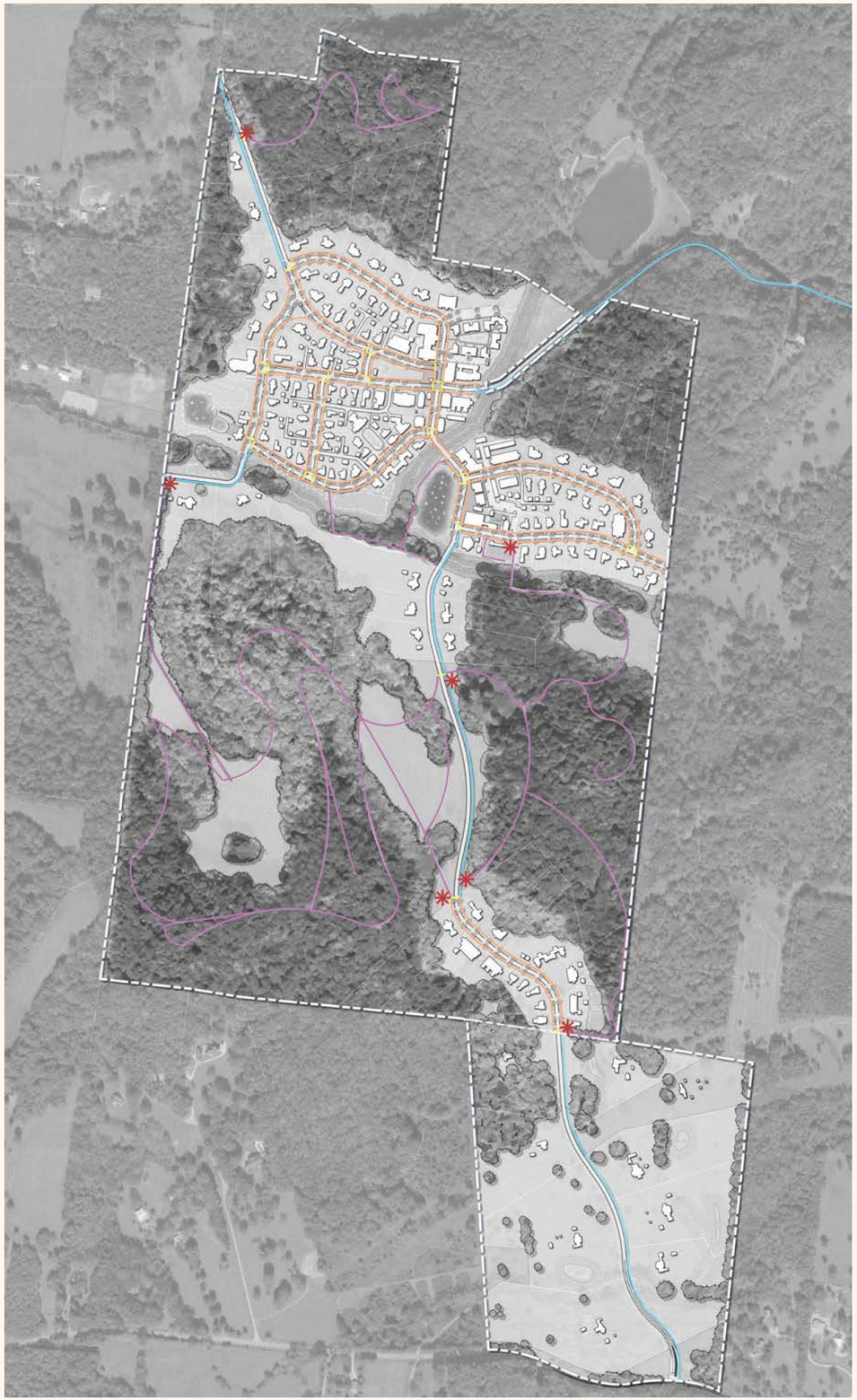

© Zanetta Illustration





To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

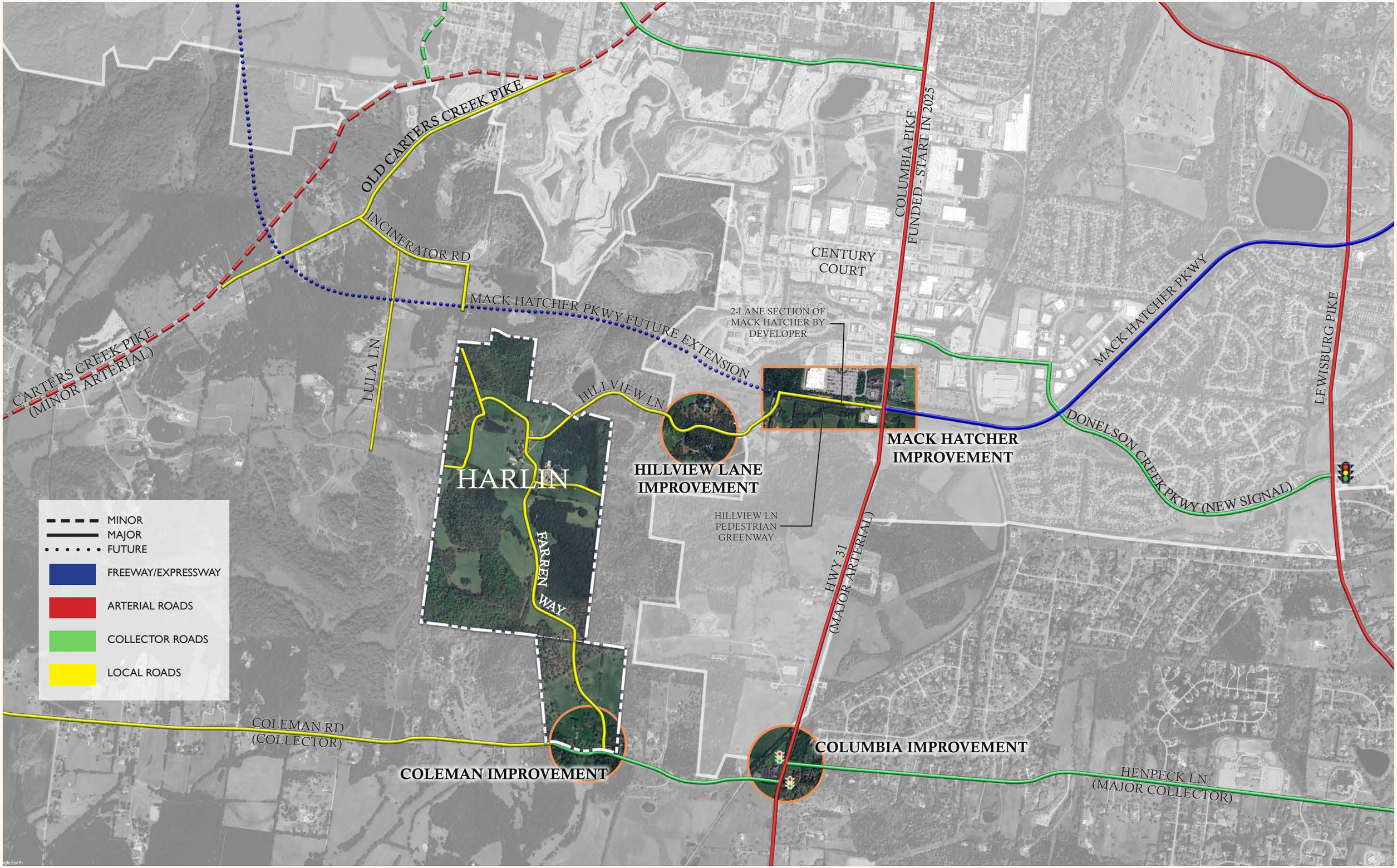
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

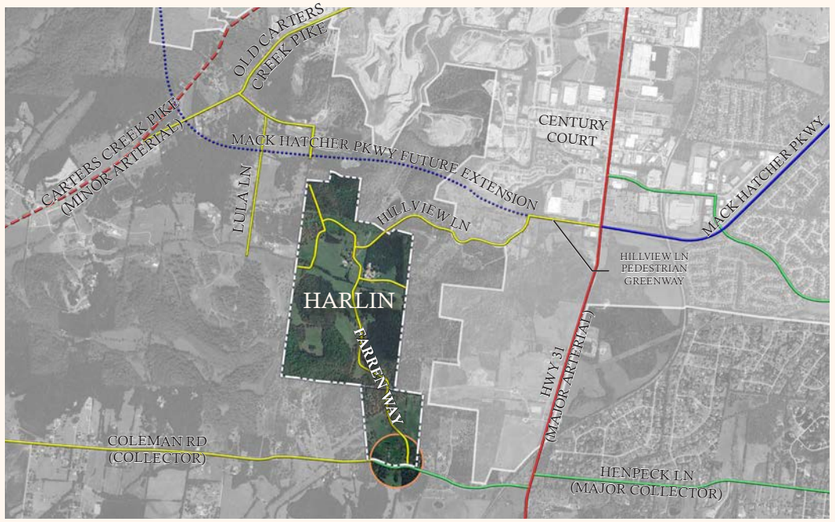


HHO REVISION

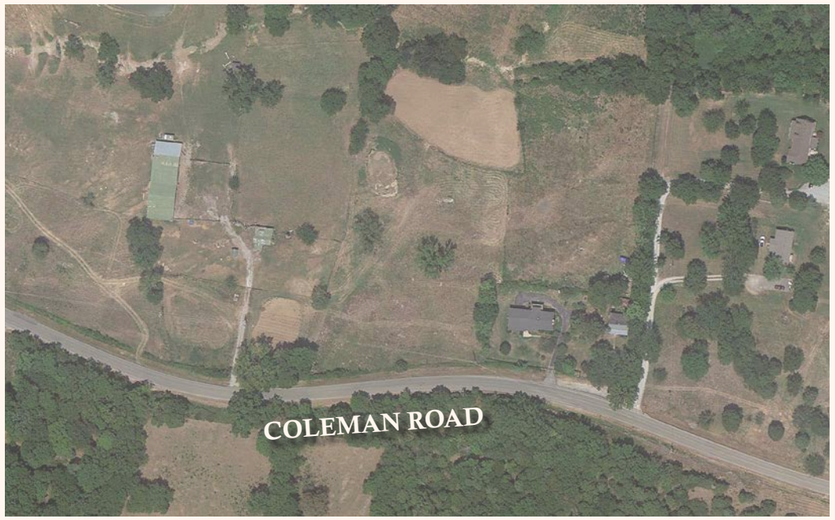
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
CENTURY
COURT
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HILLVIEW LN
PEDESTRIAN
GREENWAY
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

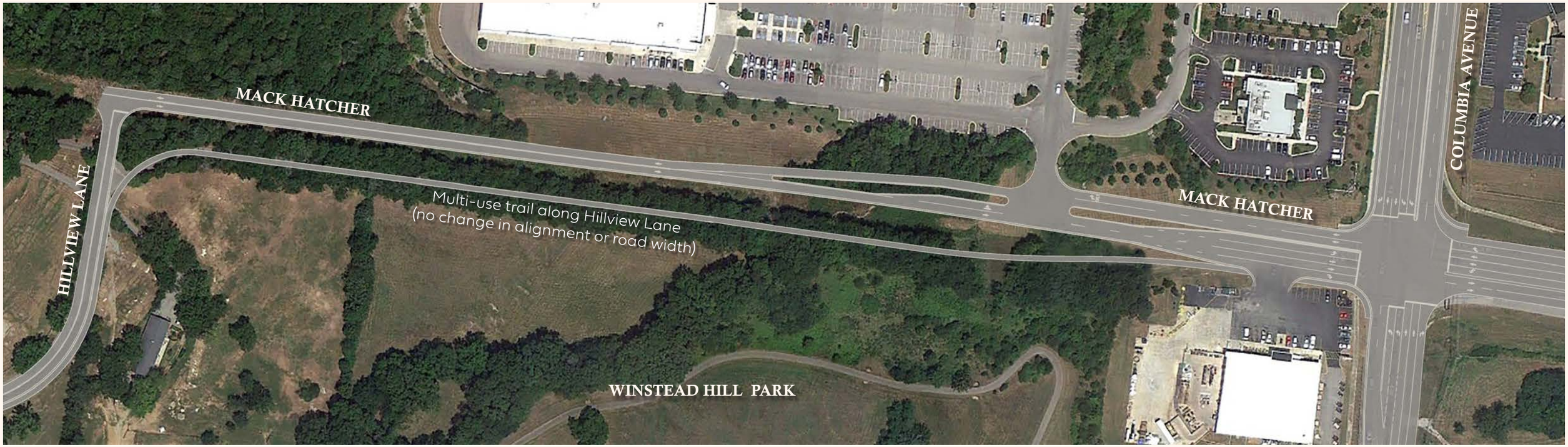


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



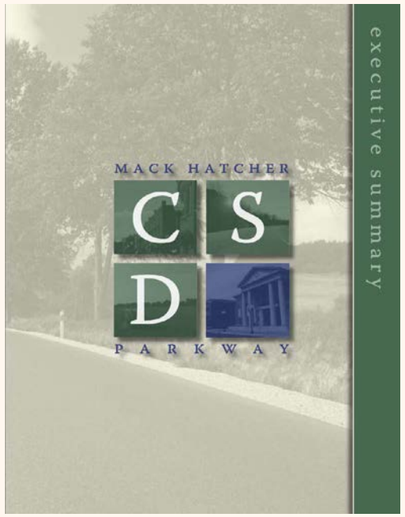
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









Statement of Consensus

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

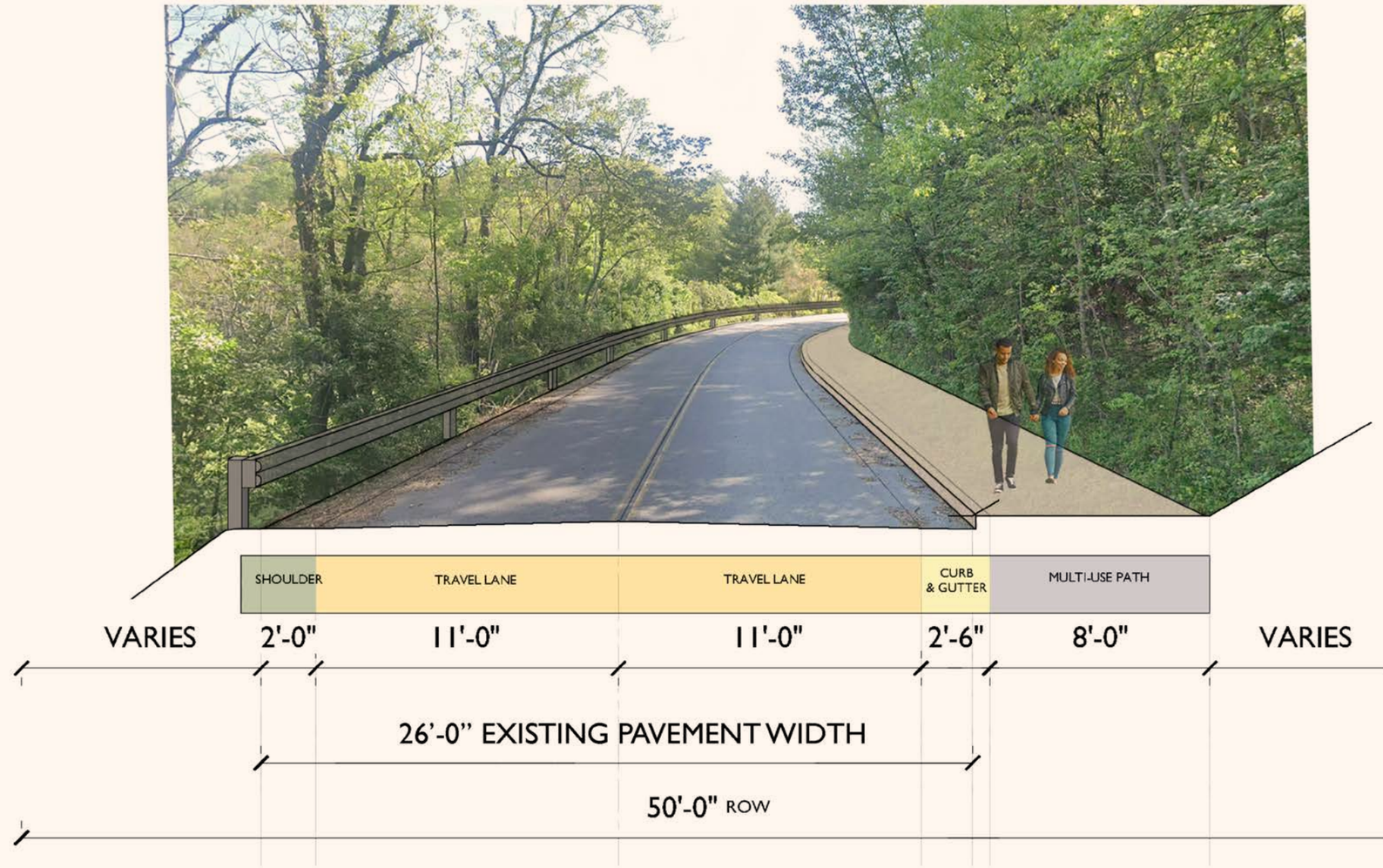




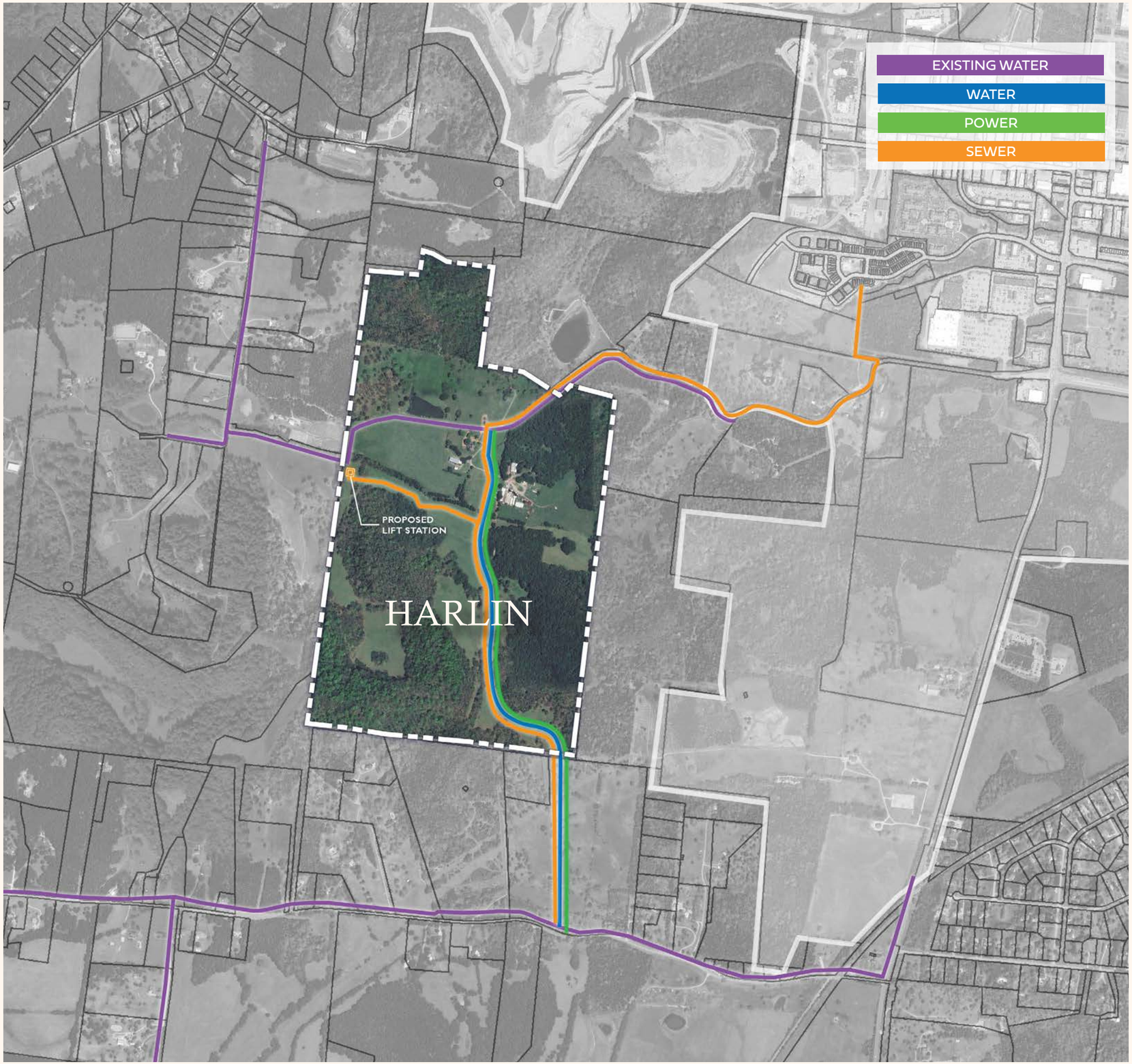
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



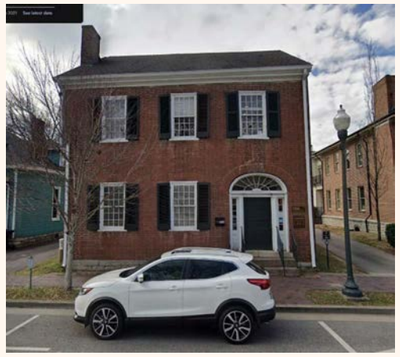
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



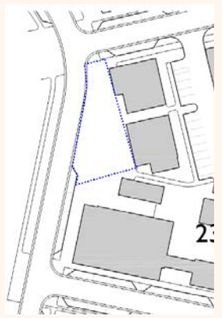
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





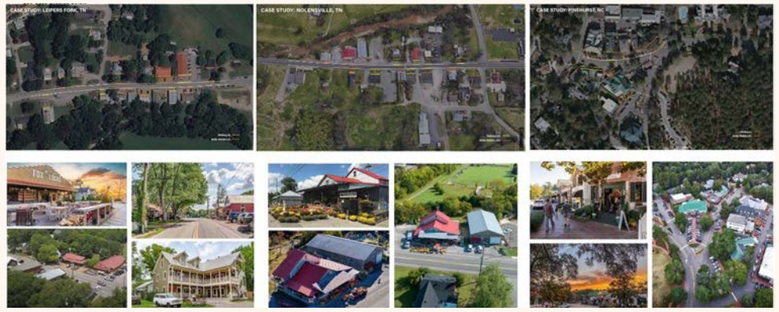


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

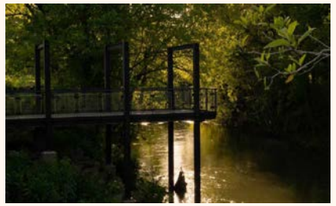
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks













15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.













SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-0477

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2025-25, A Resolution To Annex One Property, Consisting Of 311.21 Acres, Located West Of Hillview Lane And North Of Coleman Road At 1247 Hillview Lane, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). SECOND OF THREE READINGS
FMPC 4/24/25, 7-0
WS 5/13/25; 6/24/25
BOMA 5/13/25, 7-1; 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 defer to 8/12/25; 8/12/25, 8-0 defer to 11/11/25; 11/11/25, 8-0 defer to 3/24/26

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8702
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located west of Hillview Lane and north of Coleman Road. It will become contiguous to the City limits with the annexation of the Ingram Property (which is on tonight's agenda for 3rd reading), and it is within the southern limits of the City of Franklin's Urban Growth Boundary (UGB). This property falls into the SW1 basin, which has been identified as a mid-term annexation capability area due to the developable acreage being severely limited and the area's ability to be served by water and sewer. The ability to serve the property with utilities and services has been addressed in the Plan of Services. The subject property requesting annexation is within the Village green Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into a mixed-use neighborhood with a variety of housing options, commercial space and a hotel. The plan also includes 220 acres of open space. A zoning (ORD 2025-06) and development plan (RES 2025-26) for the subject property are also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2025-25 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-25 on Second Reading.

RESOLUTION 2025-25

A RESOLUTION TO ANNEX ONE PROPERTY, CONSISTING OF 311.21 ACRES, LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD AT 1247 HILLVIEW LANE, AND NOT ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

WHEREAS, John Asbury Bacon Harlin, Trustee of the John Asbury Bacon Harlin Revocable Living Trust, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property noncontiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2025-24; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the annexed Property shall become part of Aldermanic Ward 4.

SECTION IV. **BE IT FINALLY RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20**25**.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

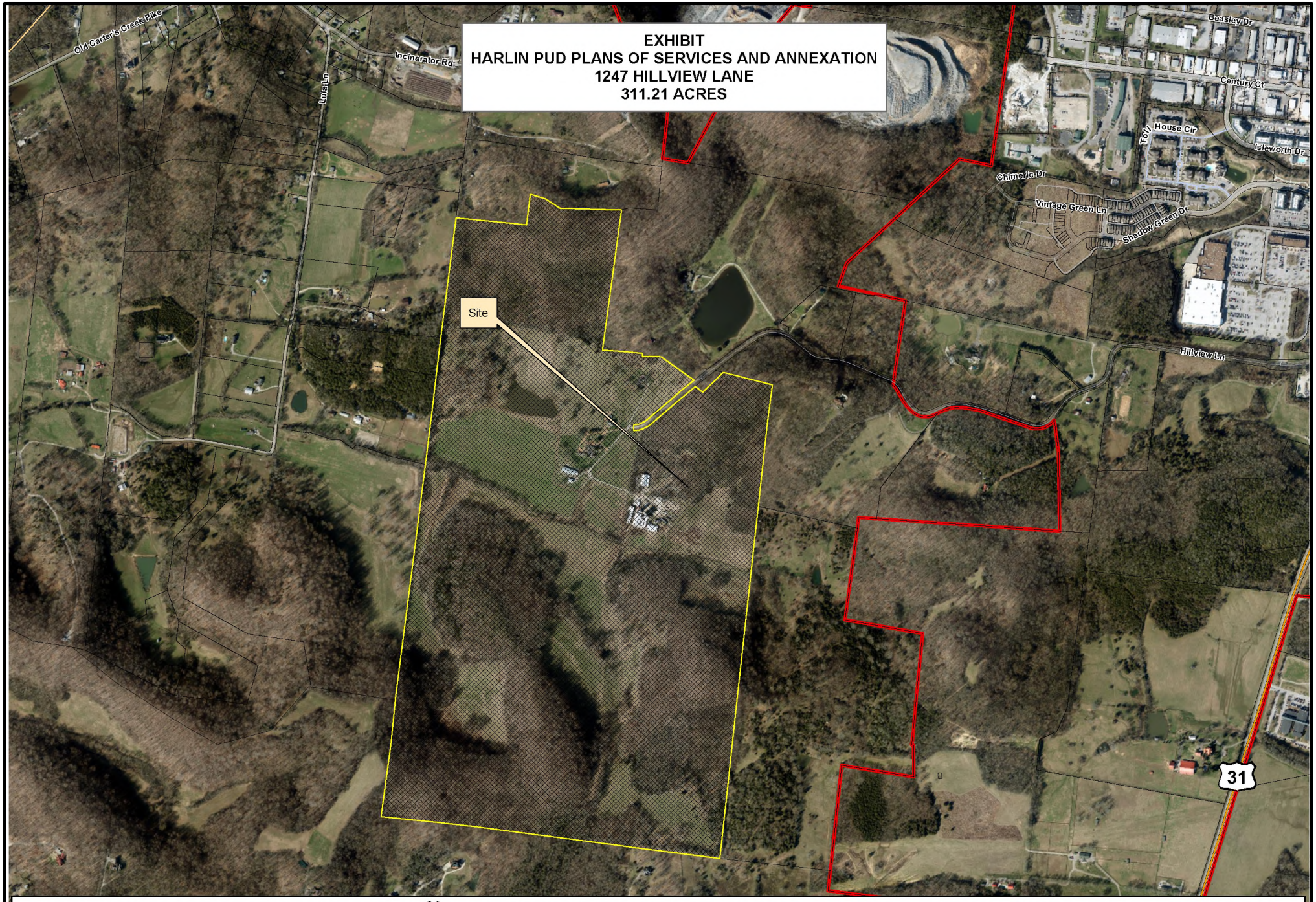


EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Site
Old Carters Creek Pike
Incinerator Rd
Livia Ln
Beasley Dr
Century Ct
Toll House Cir
Isleworth Dr
Chimeric Dr
Vintage Green Ln
Shadow Green Dr
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:

DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:

BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:

HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:

SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:

SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

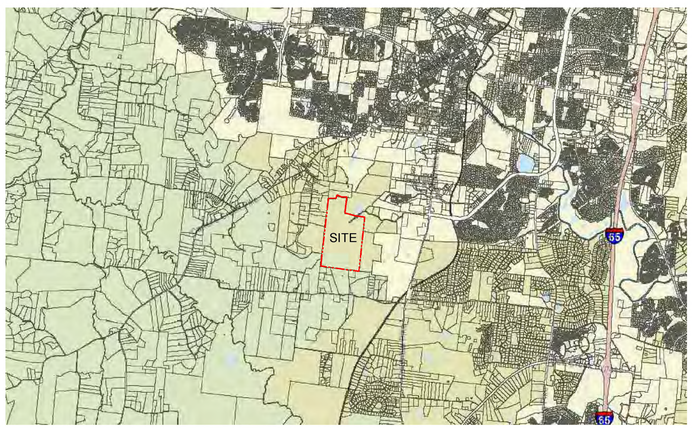
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

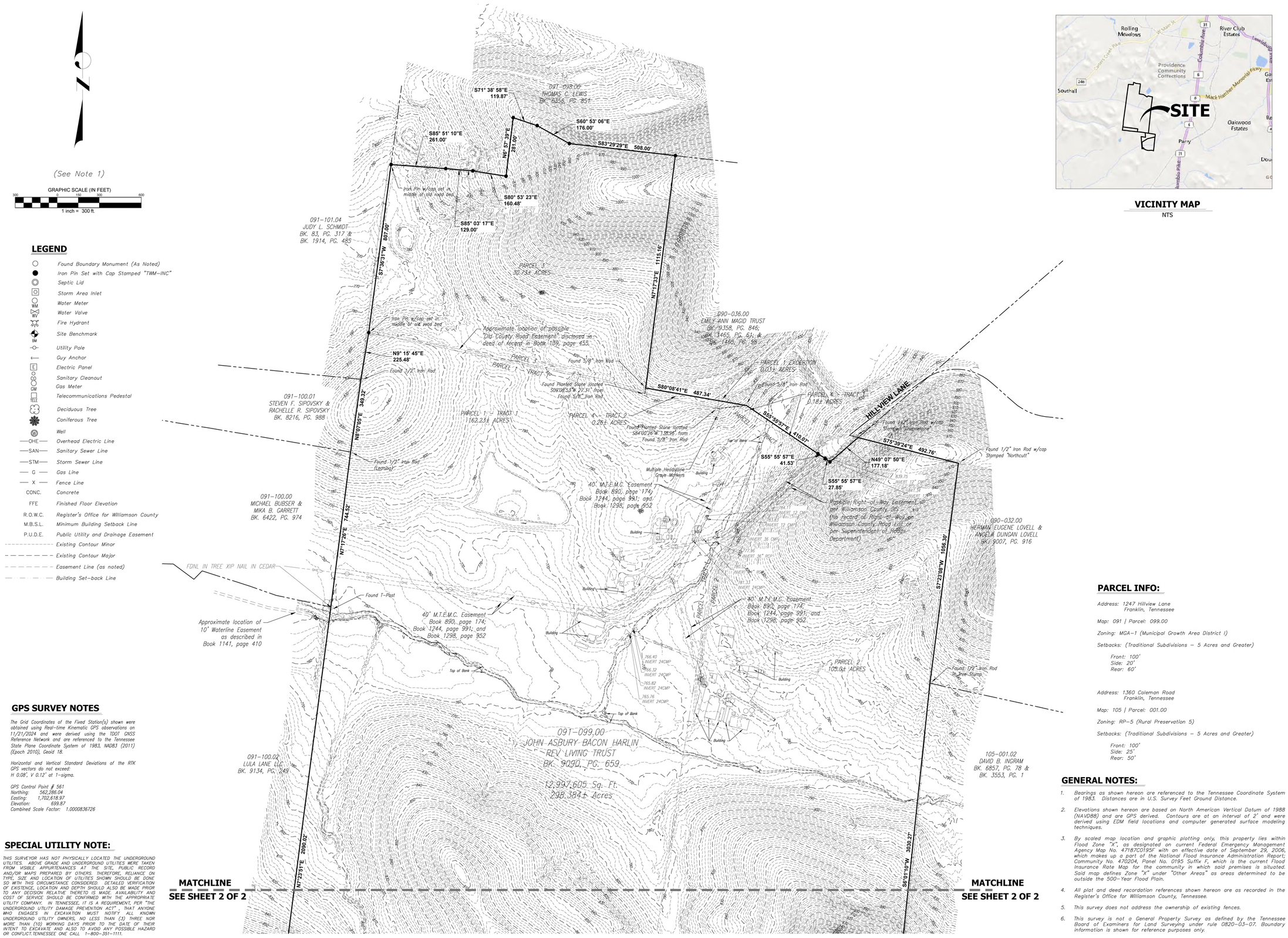
STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

VICINITY MAP



NOT TO SCALE





VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed: H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 639.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
OWNER
12/07/2025
TENNESSEE NO. 2298

Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

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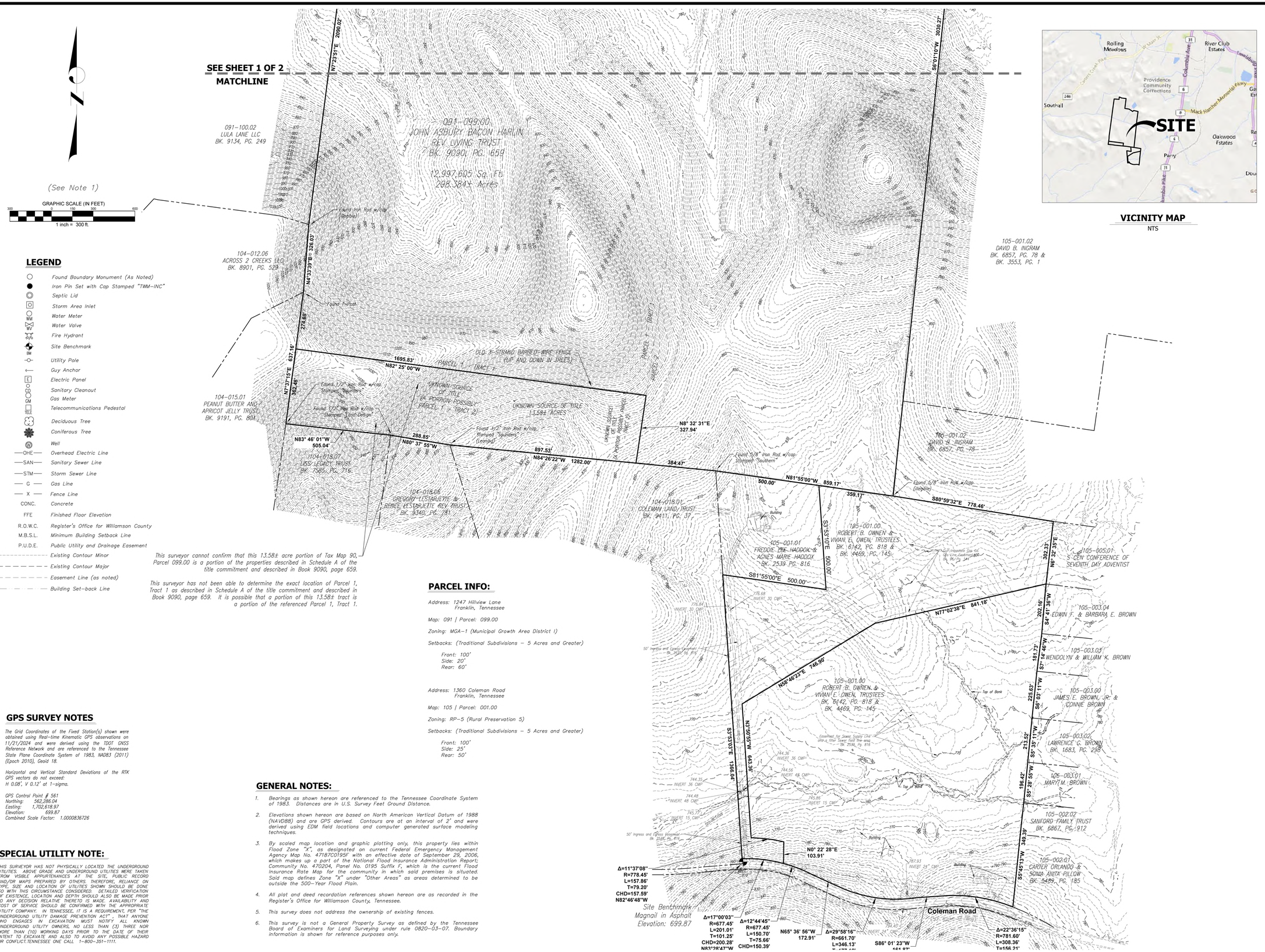

VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

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Map: 105 | Parcel: 001.00

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GENERAL NOTES:

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TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
STATE OF TENNESSEE
02/07/2025
TENNESSEE NO. 2298

Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

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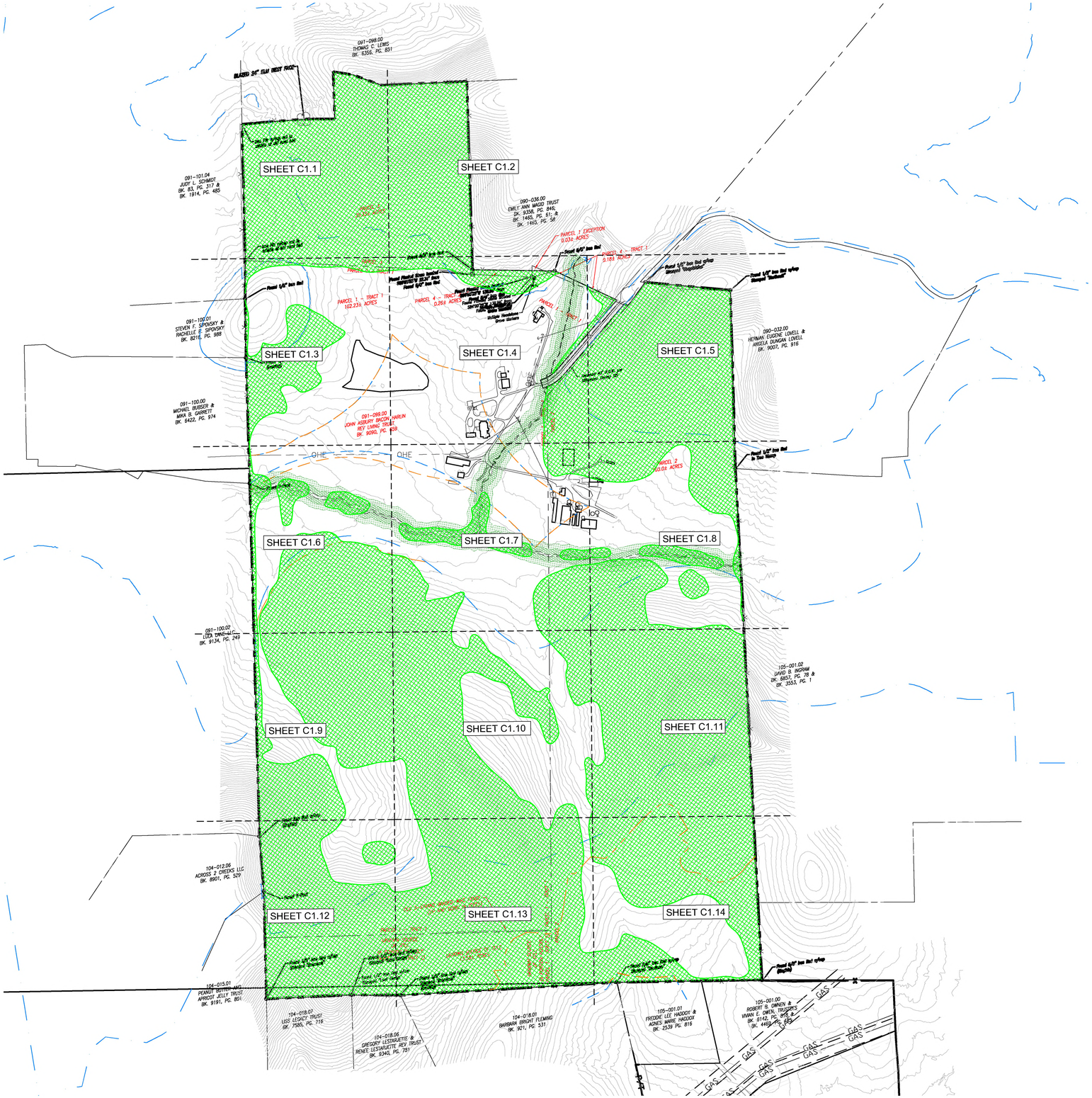
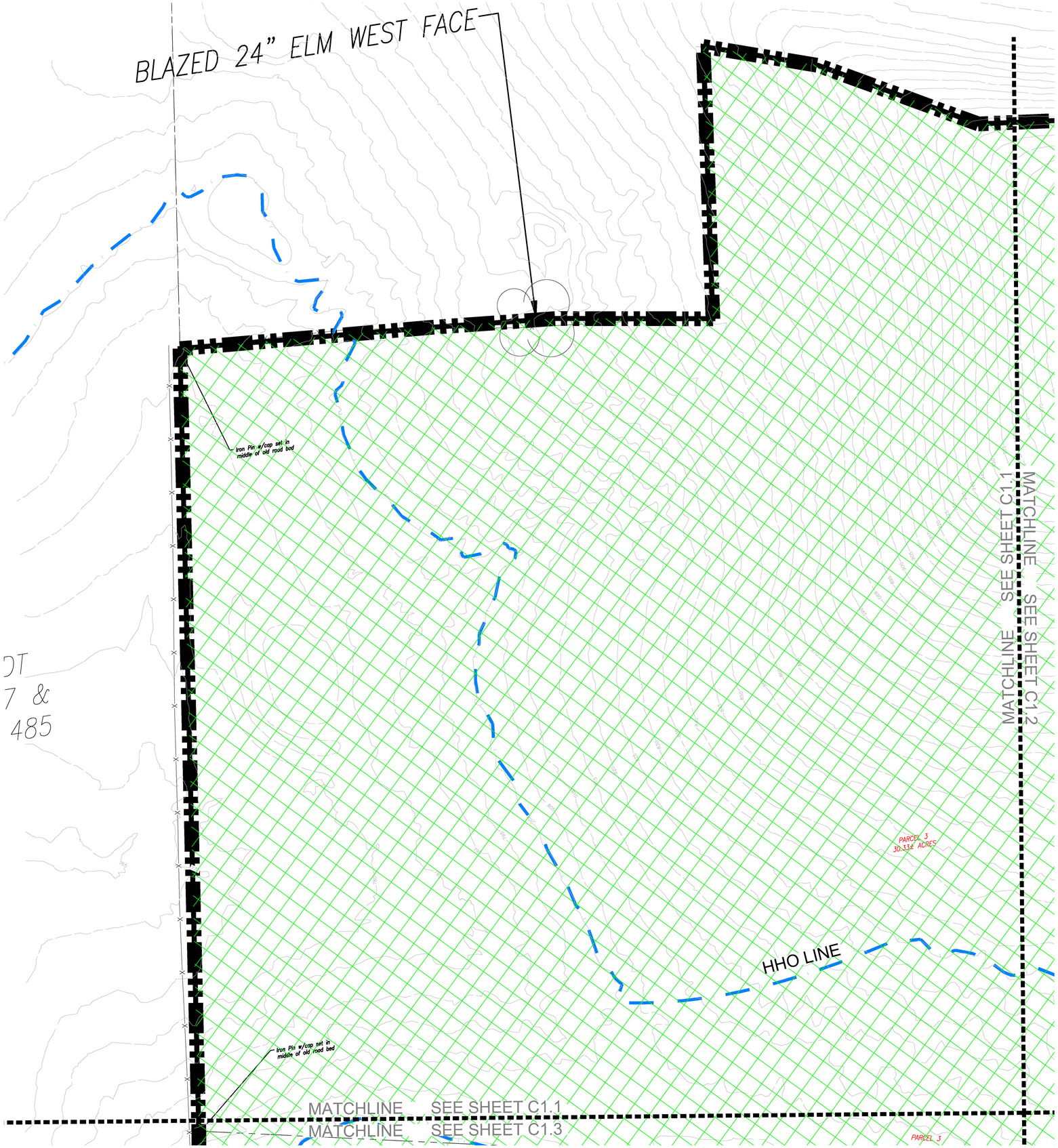

SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEWIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
091-100.01 STEVEN F. SIPOSKY & RACHELLE E. SIPOSKY BK. 8216, PG. 988
091-100.00 MICHAEL BUSSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BROWN, MARLIN REY LIVING TRUST BK. 9090, PG. 859
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 845; BK. 1465, PG. 51; & BK. 1465, PG. 58
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.02 LIZA DANE-HC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
104-015.01 PEANUT BUTTER AND APRICOT JELLY TRUST BK. 9191, PG. 801
104-018.07 LISS LEGACY TRUST BK. 7585, PG. 716
104-018.06 GREGORY LESTAVRETTE & RENEE LESTAVRETTE REV TRUST BK. 8340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWNEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 905 & BK. 4493, PG. 882
PARCEL 1 - TRACT 1 102.23± ACRES
PARCEL 2 43.05± ACRES
PARCEL 3 0.26± ACRES
PARCEL 4 - TRACT 1 0.18± ACRES
PARCEL 1 EXCEPTION 0.03± ACRES
OHE
GAS
Found 1/2" Iron Rod
Found 5/8" Iron Rod
Found 1/2" Iron Rod w/Cap "Gerard Engineering"
Found 1/2" Iron Rod w/Cap "Hubbard"
Found 1/2" Iron Rod w/Cap "Gerard Surveying"
Found 1/2" Iron Rod w/Cap "Gerard Land



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
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ENVISION FRANKLIN:	VILLAGE GREEN

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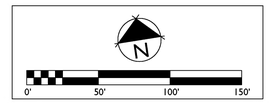


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

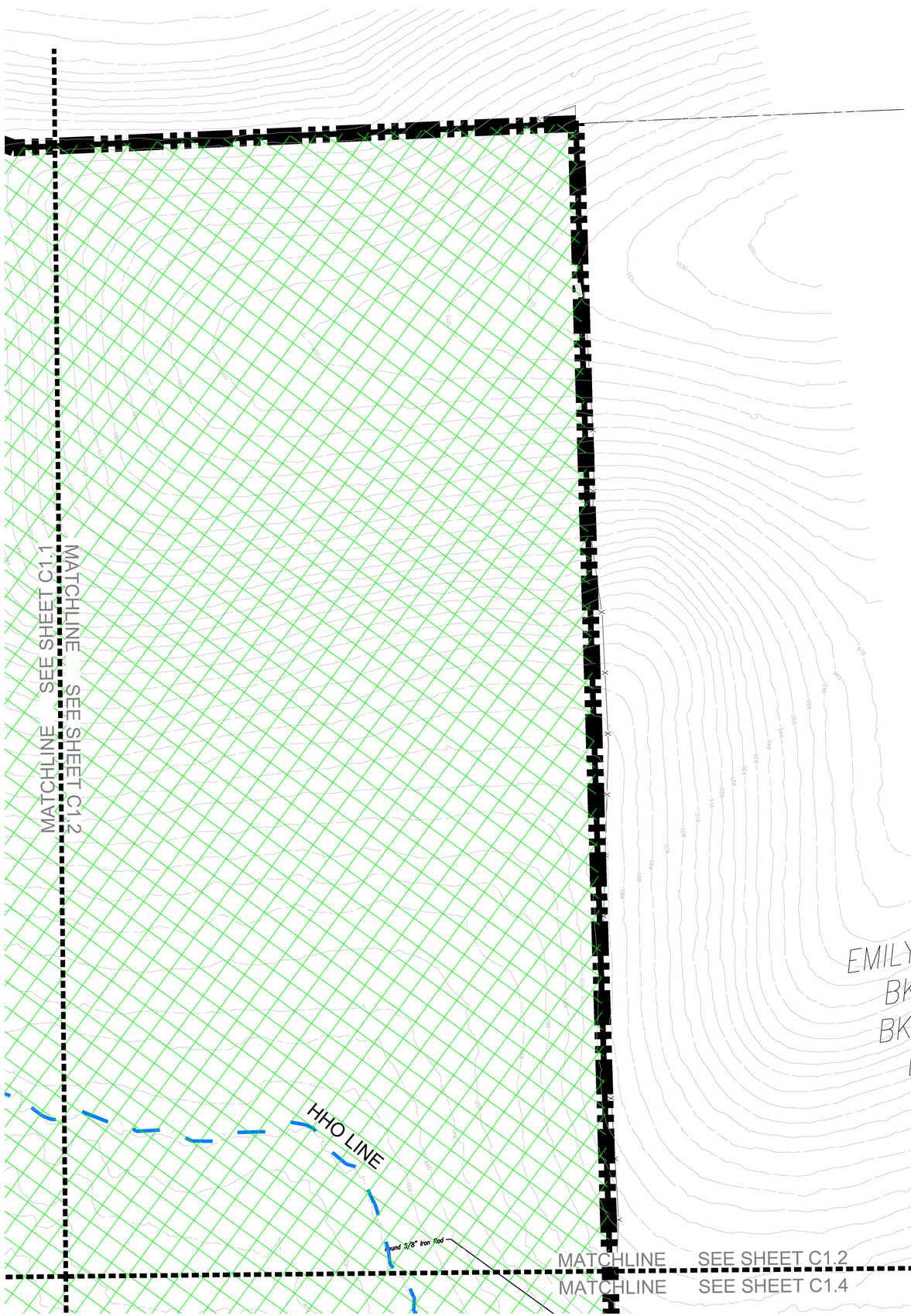
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE LANDSCAPE ARCHITECT
TENNESSEE
1325

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.1
COF # ----



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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

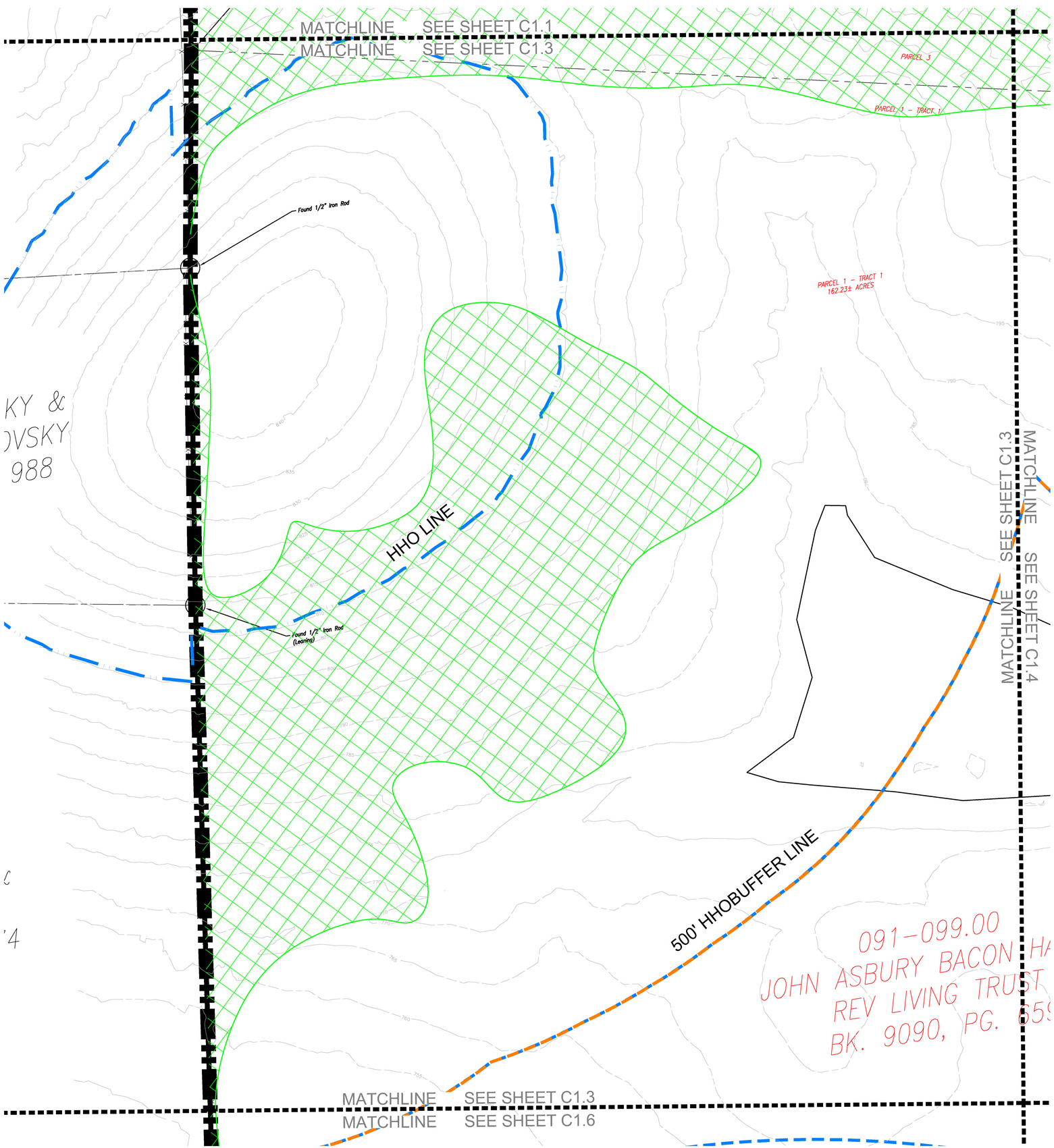
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
103525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

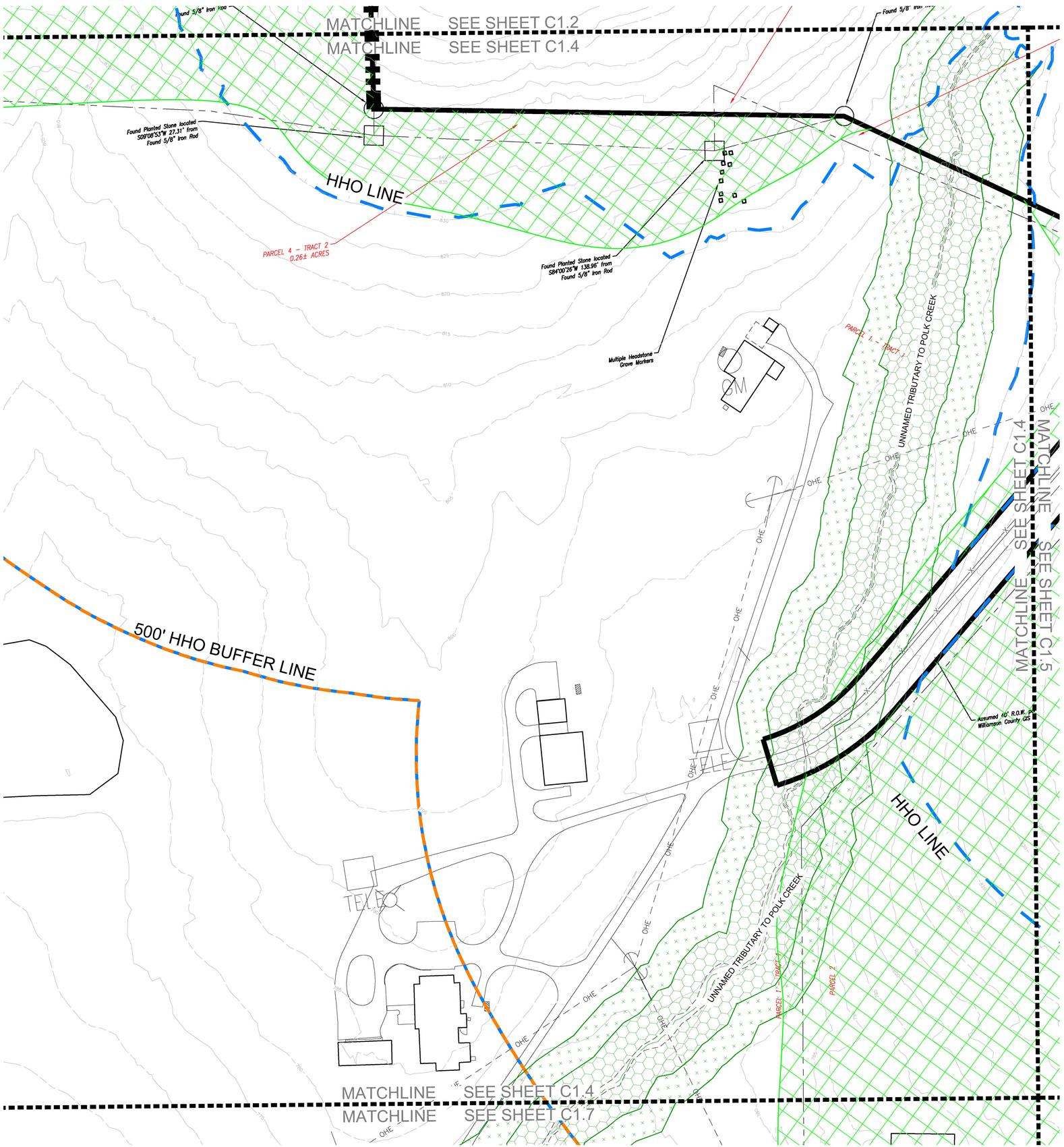
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.3
COF # ----



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

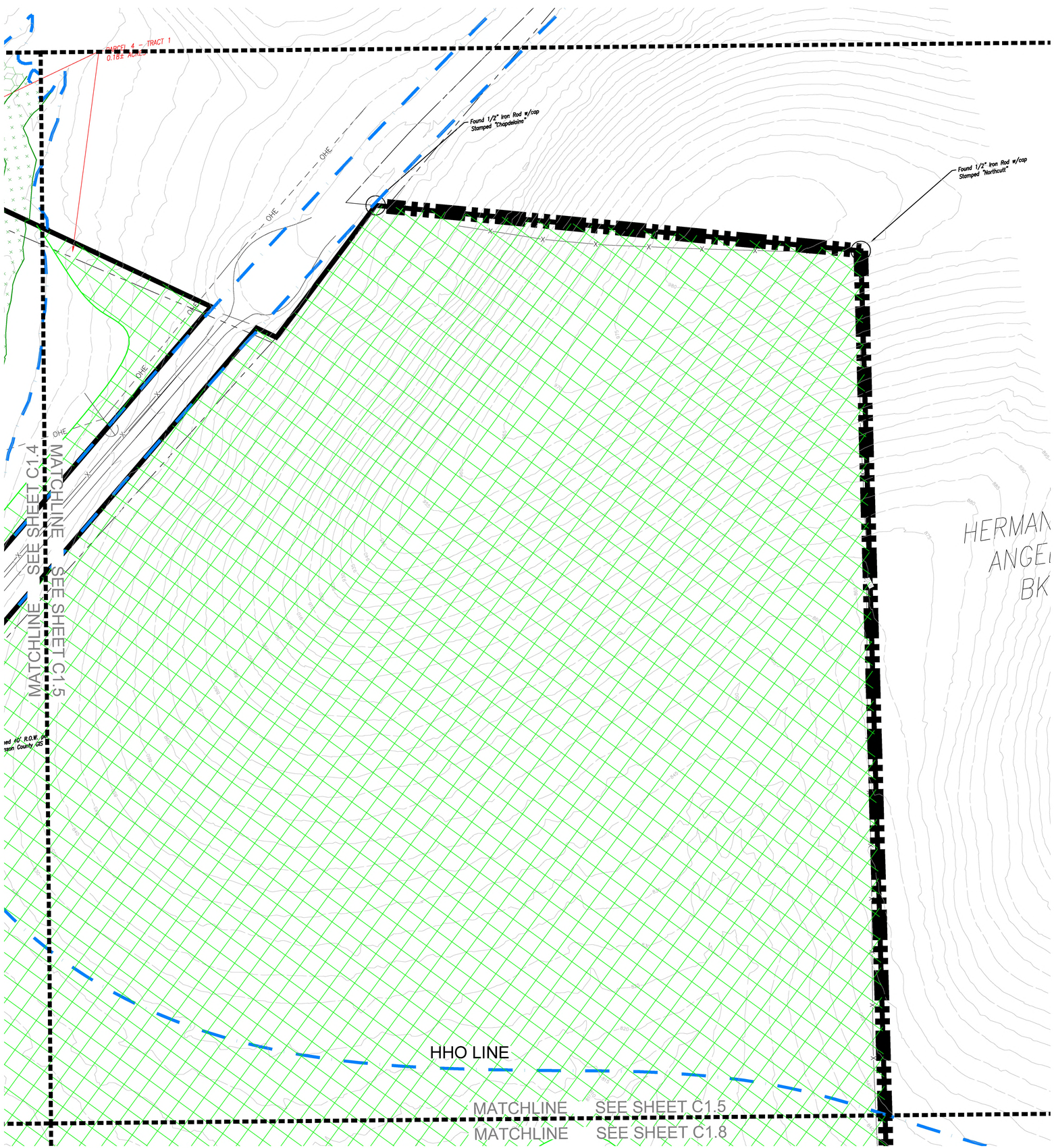
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.4

COF # ----



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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE PROFESSIONAL LANDSCAPE ARCHITECT TN#525

Revision Date
△ _____
△ _____
△ _____
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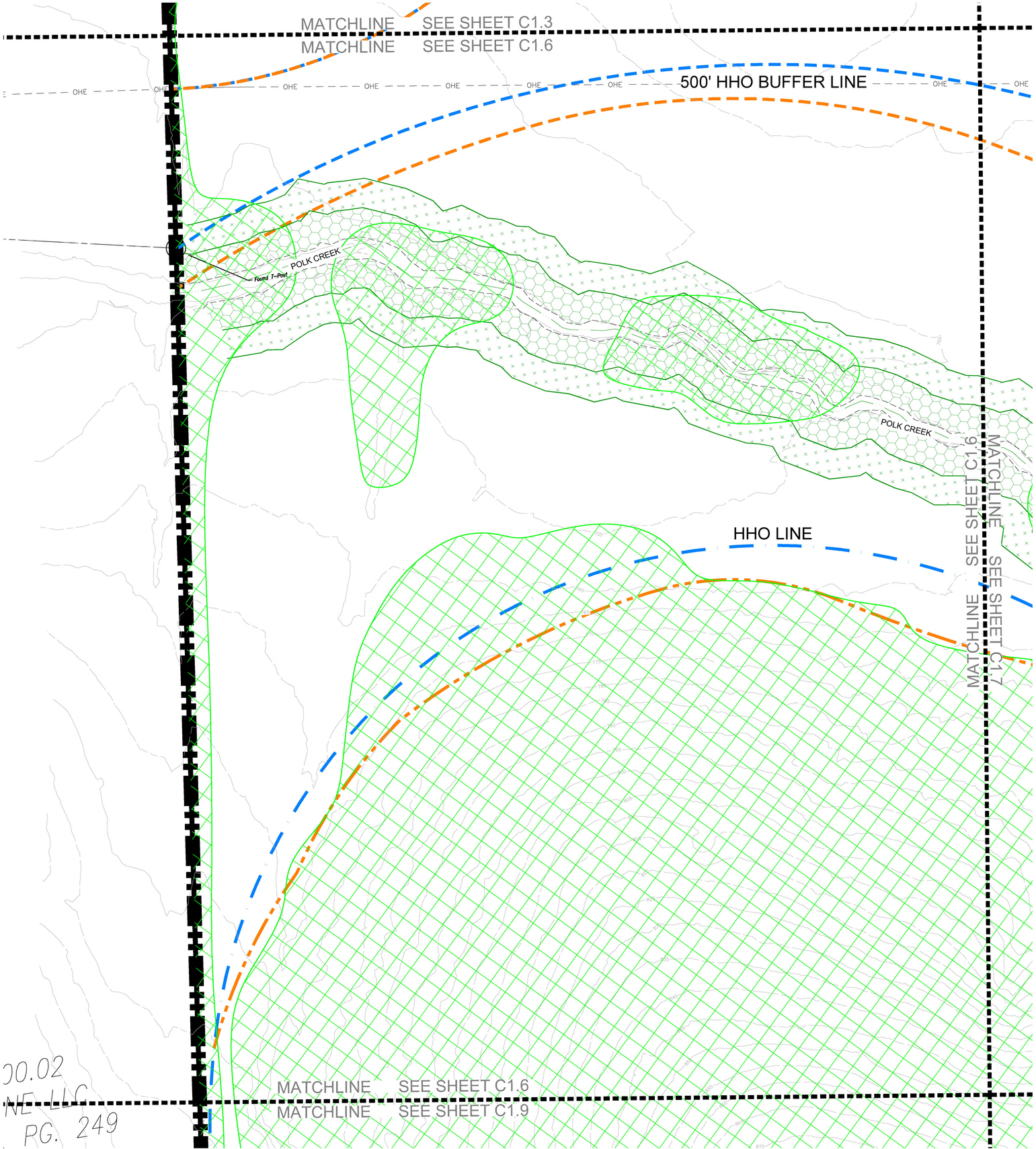
EXISTING CONDITIONS

SHEET
C1.5

COF # ----



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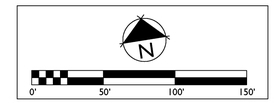

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 1100525

Revision Date
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- △ _____
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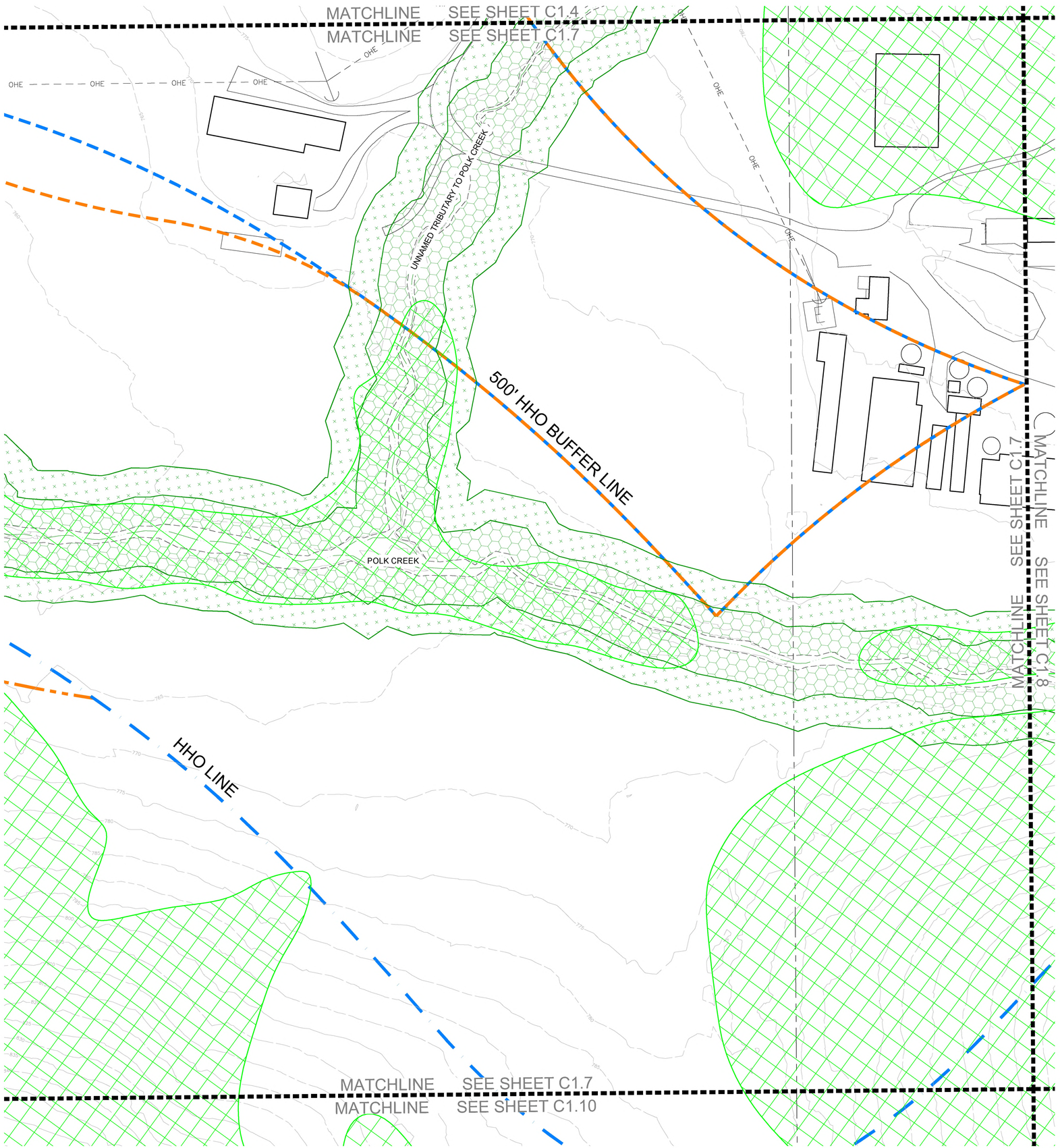
EXISTING CONDITIONS

SHEET
C1.6
COF # ----



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HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
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- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

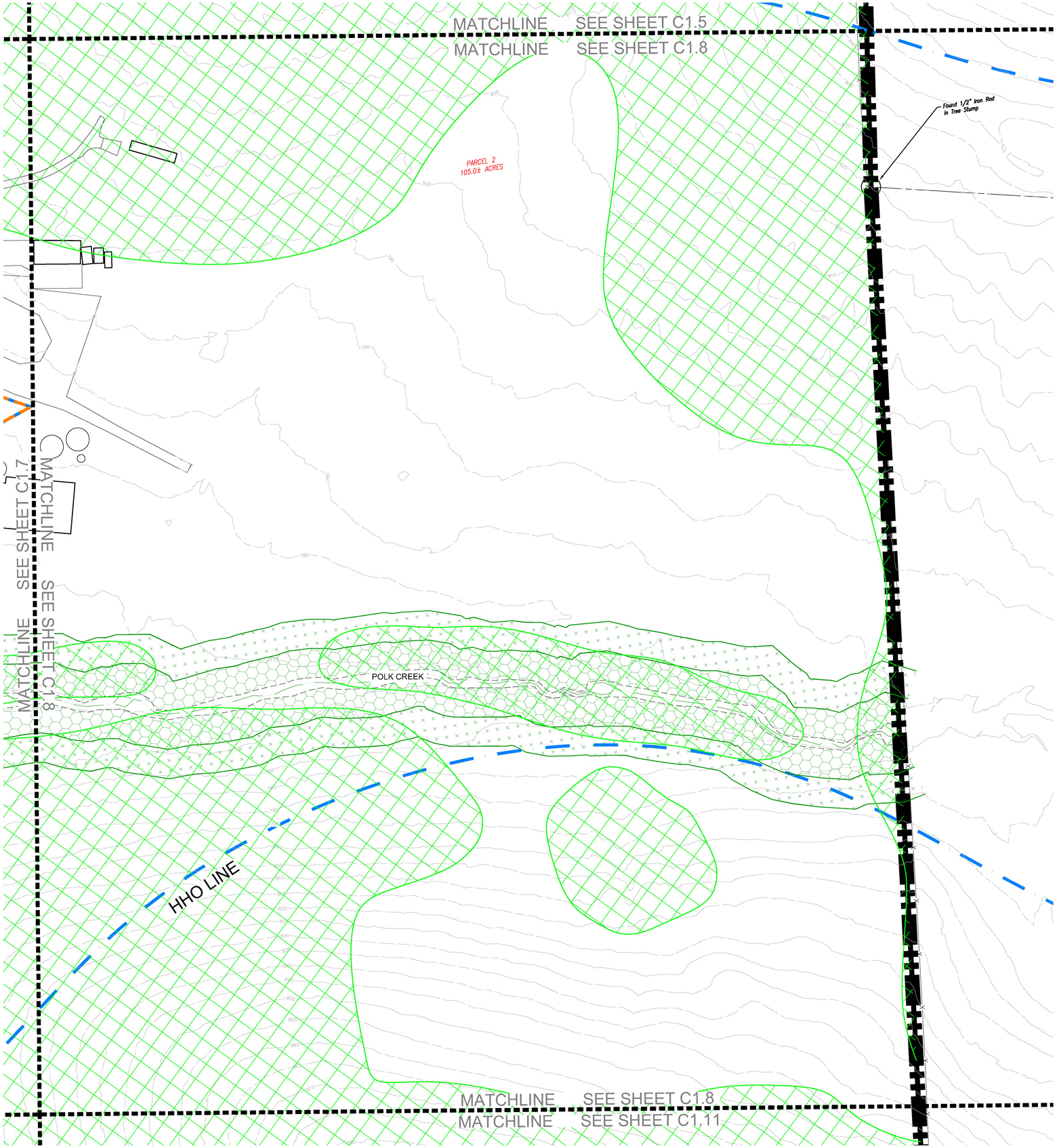
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 0003525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.7

COF # ----



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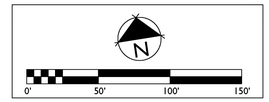

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PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee



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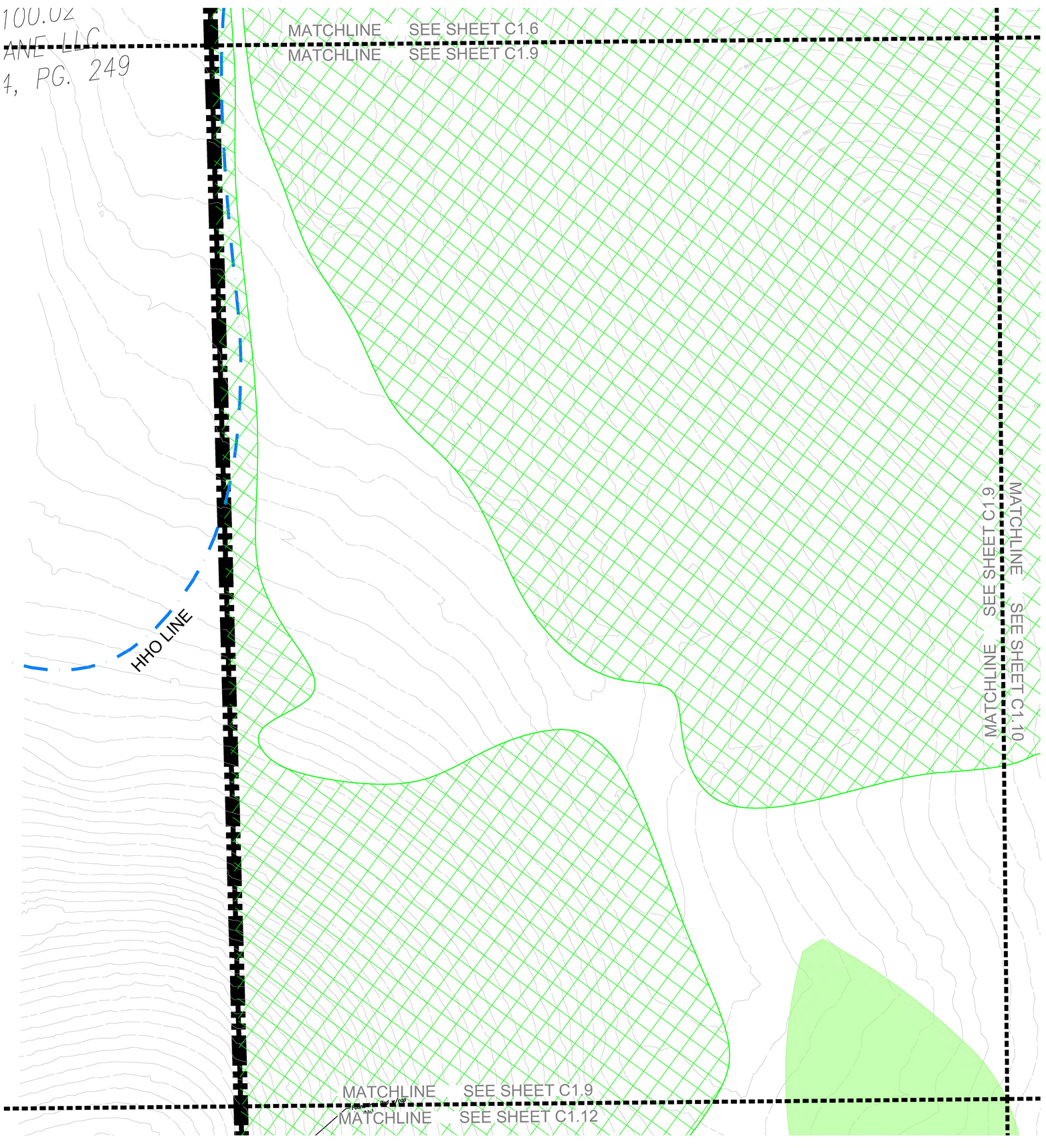
EXISTING CONDITIONS

SHEET
C1.8

COF # ----



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sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

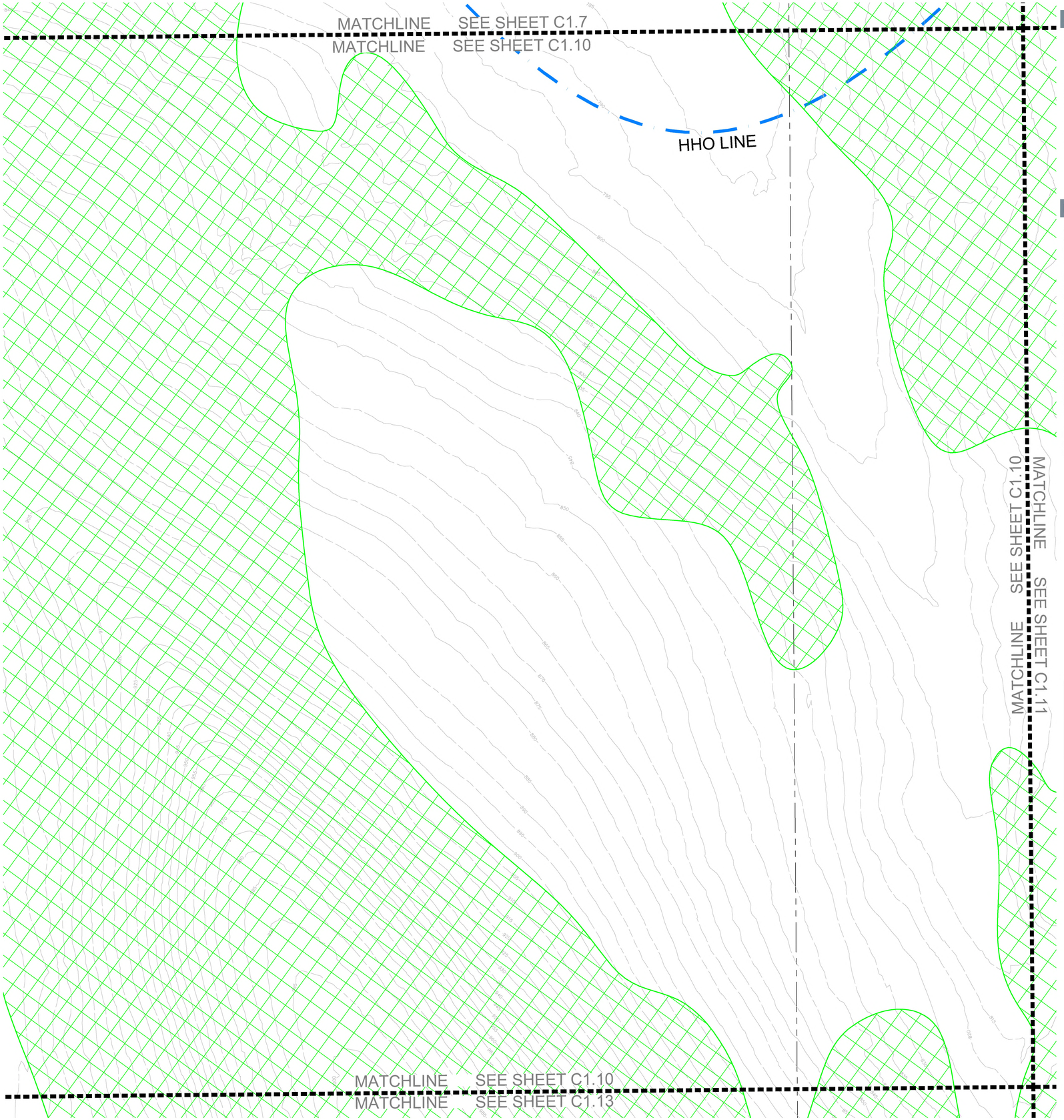
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
11/15/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.9

COF # ----



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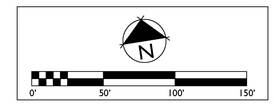

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Building community since 1933.

Kimley»Horn
DesignStudio

sdco
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SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
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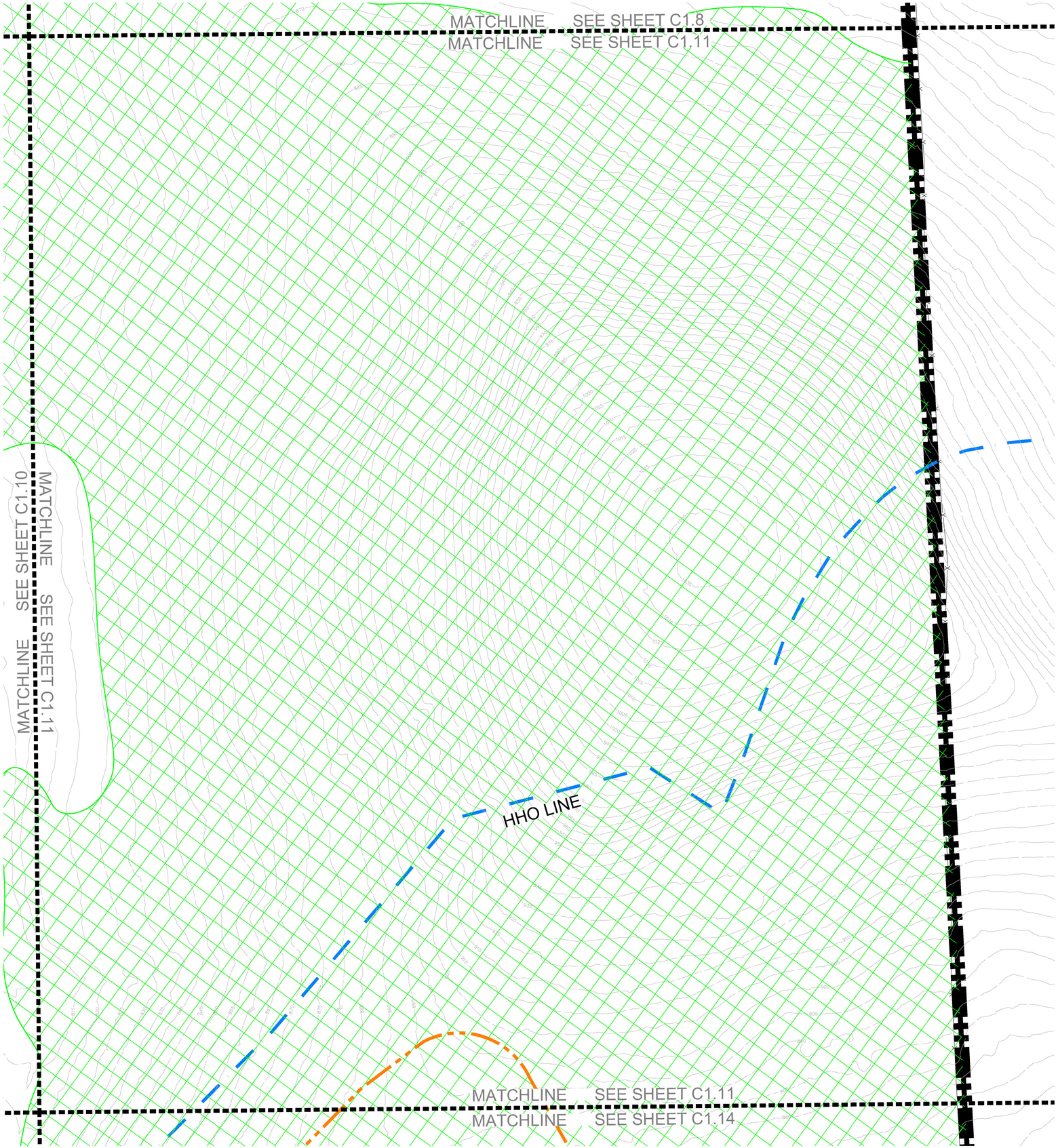
- △ _____

EXISTING CONDITIONS

SHEET
C1.10

COF # ----



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EXISTING CONDITIONS

SHEET
C1.11

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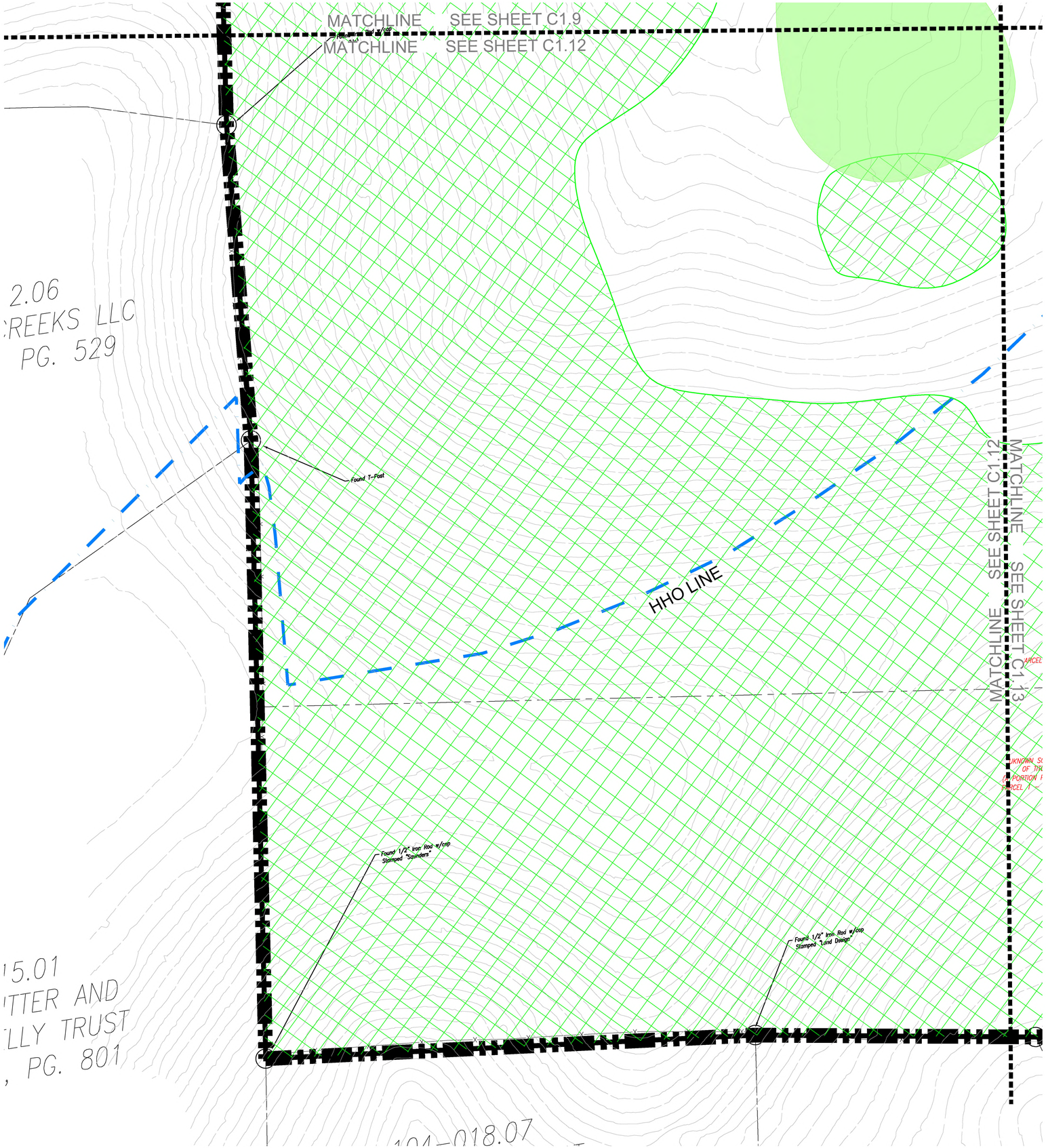

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Revision Date

EXISTING CONDITIONS

SHEET
C1.12

COF # ----

MATCHLINE SEE SHEET C1.10

MATCHLINE SEE SHEET C1.13

HHO LINE

OLD 3-STRAND BARBED-WIRE FENCE (UP AND DOWN IN TREES)

PARCEL 1 – TRACT 1

PARCEL 2

UNKNOWN SOURCE OF TITLE (3.58± ACRES

UNKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 – TRACT 2)

Found 1/2" Iron Rod w/cap Stamped "Saunders" (Leaning)

MATCHLINE SEE SHEET C1.14

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- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

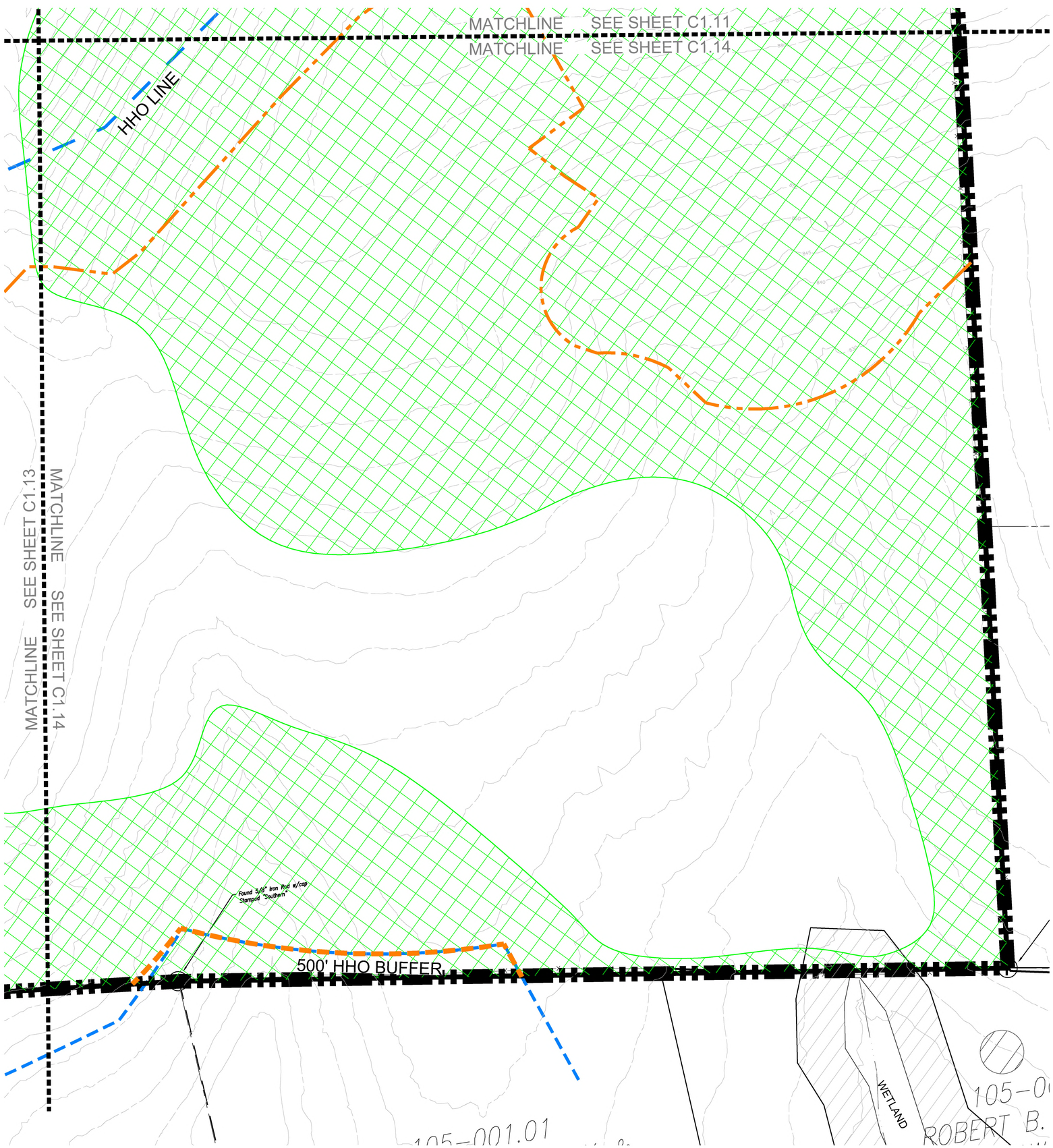
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1325

Revision Date

EXISTING CONDITIONS

SHEET
C1.13

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

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A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.14

COF # ----

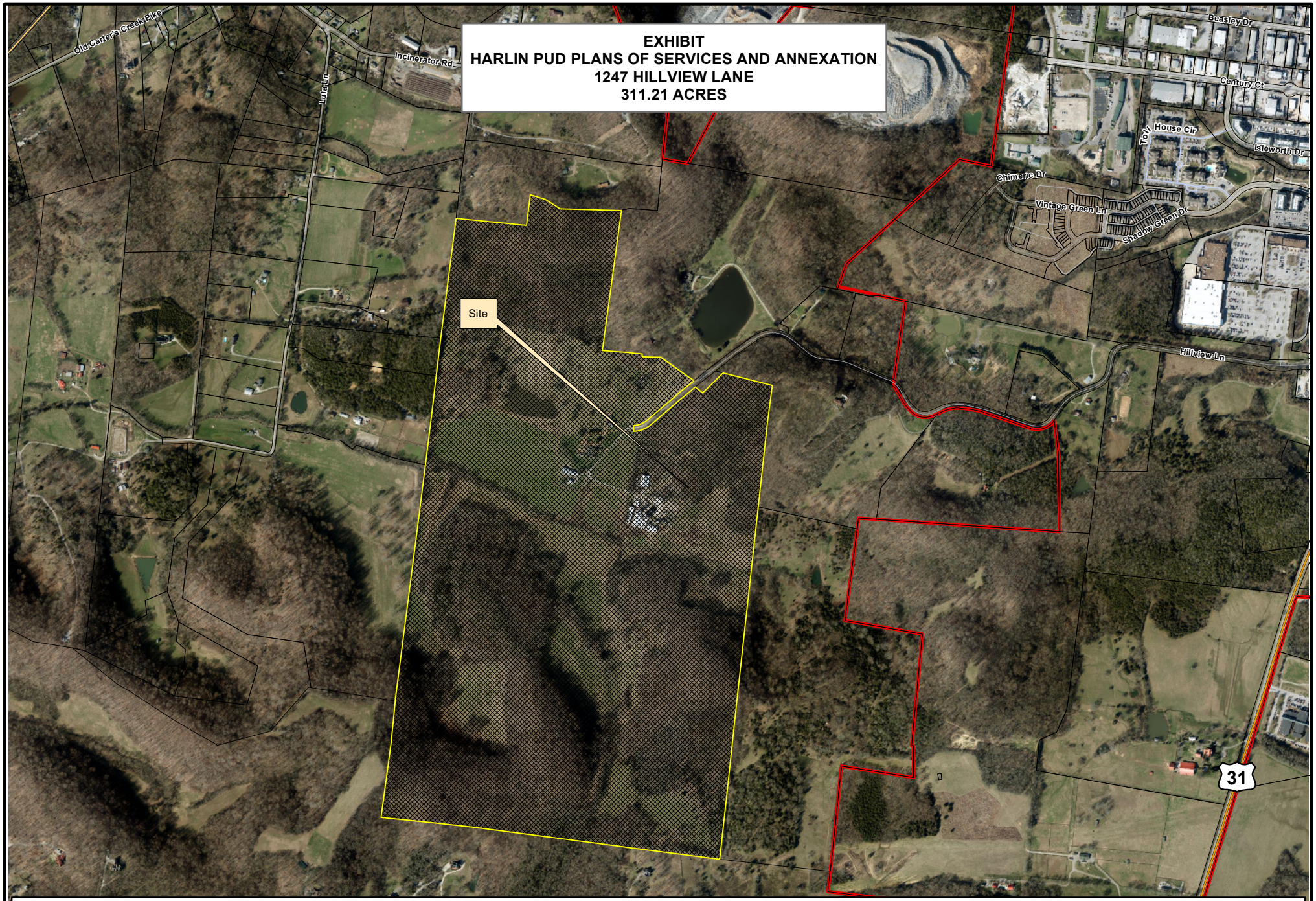
EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Old Carters Creek Pike
Incinerator Rd
Lutz Ln
Beasley Dr
Century Ct
Troll House Cir
Isleworth Dr
Chimerle Dr
Vintage Green Ln
Shadow Green Dr
Site
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:
DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:
KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:
BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:
HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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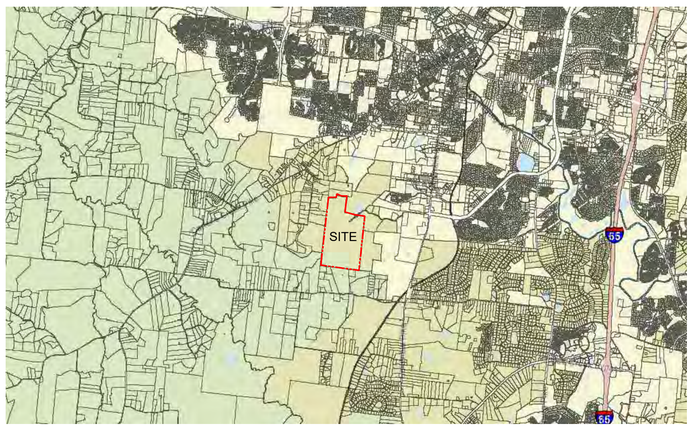
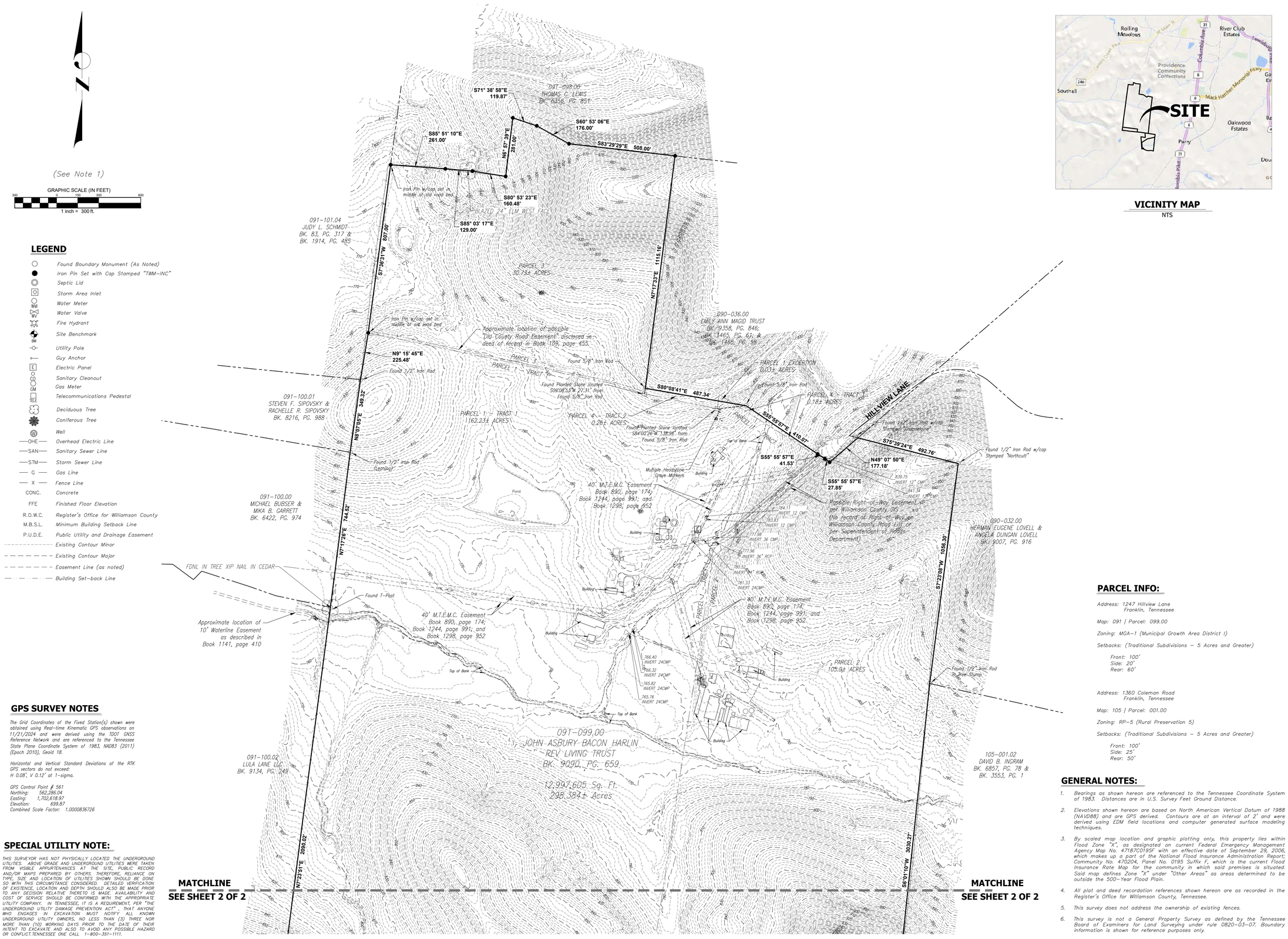
VICINITY MAP



NOT TO SCALE





LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- OHE — Overhead Electric Line
- SAN — Sanitary Sewer Line
- STM — Storm Sewer Line
- G — Gas Line
- X — Fence Line
- CONC. — Concrete
- FFE — Finished Floor Elevation
- R.O.W.C. — Register's Office for Williamson County
- M.B.S.L. — Minimum Building Setback Line
- P.U.D.E. — Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed: H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

VICINITY MAP
NTS

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL

KENNETH R. SHREEVE
2398
REGISTERED LAND SURVEYOR
AGRICULTURE
SURVEYOR
COMMERCE
12/07/2025
TENNESSEE NO.

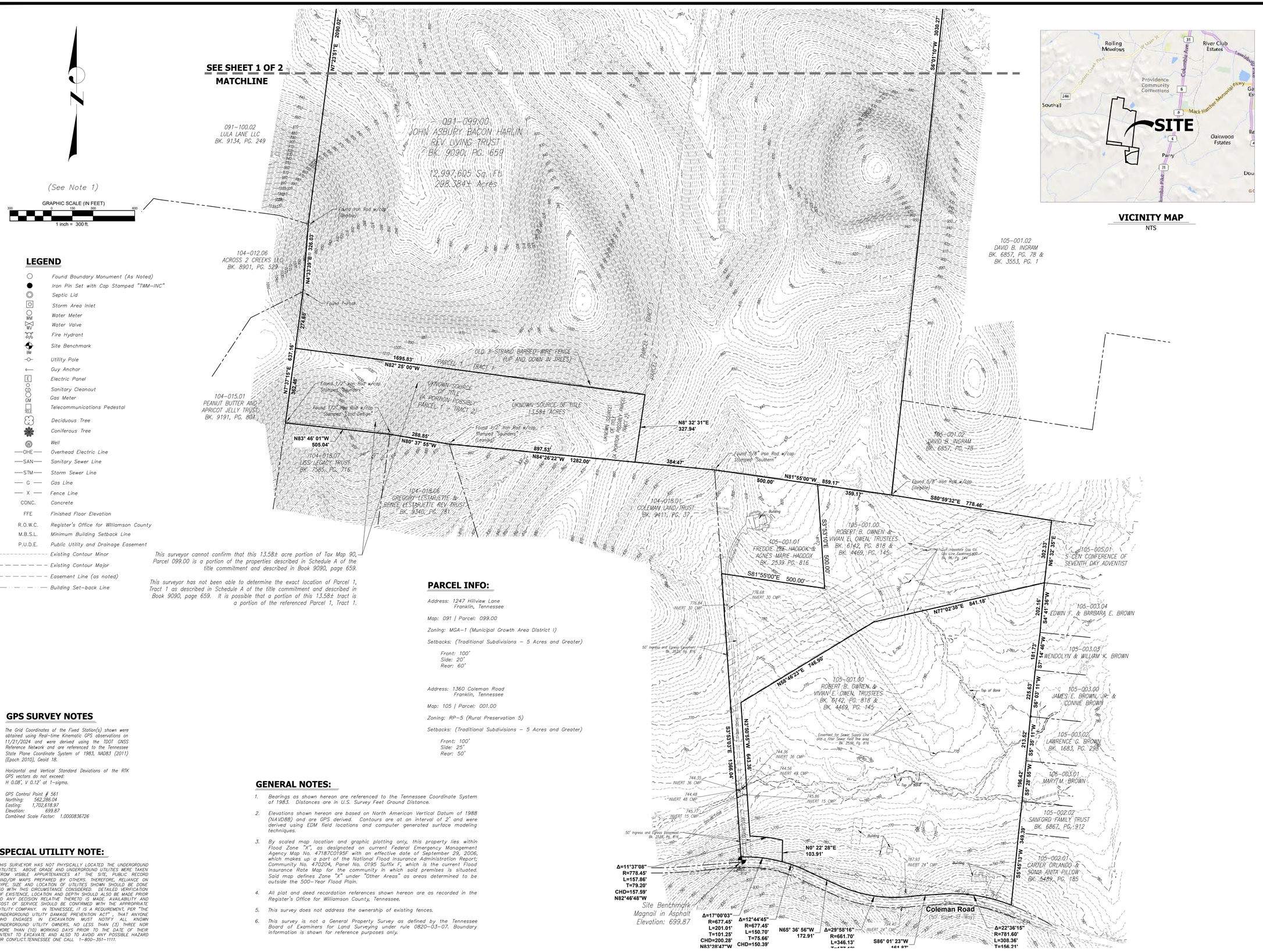
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



LEGEND

- Found Boundary Monument (As Noted)
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- Septic Lid
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- M.B.S.L. — Minimum Building Setback Line
- P.U.D.E. — Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

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Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 25'
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GENERAL NOTES:

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Elevation: 699.87
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VICINITY MAP
NTS

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CONSULTING ENGINEERING
GEOSPATIAL SERVICES
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SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7454
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
CERTIFICATE NUMBER
02/07/2025
TENNESSEE NO. 2298

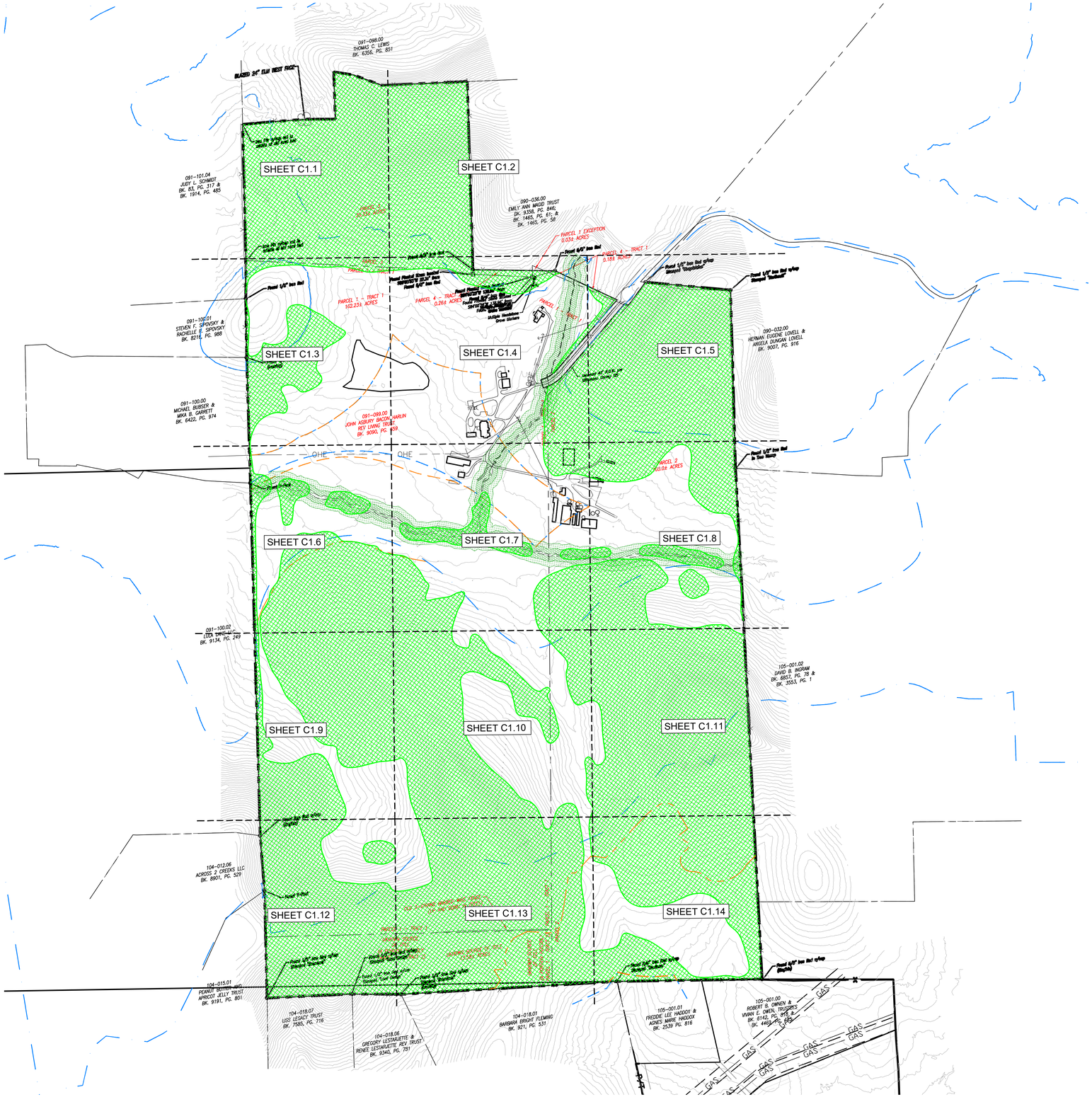
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

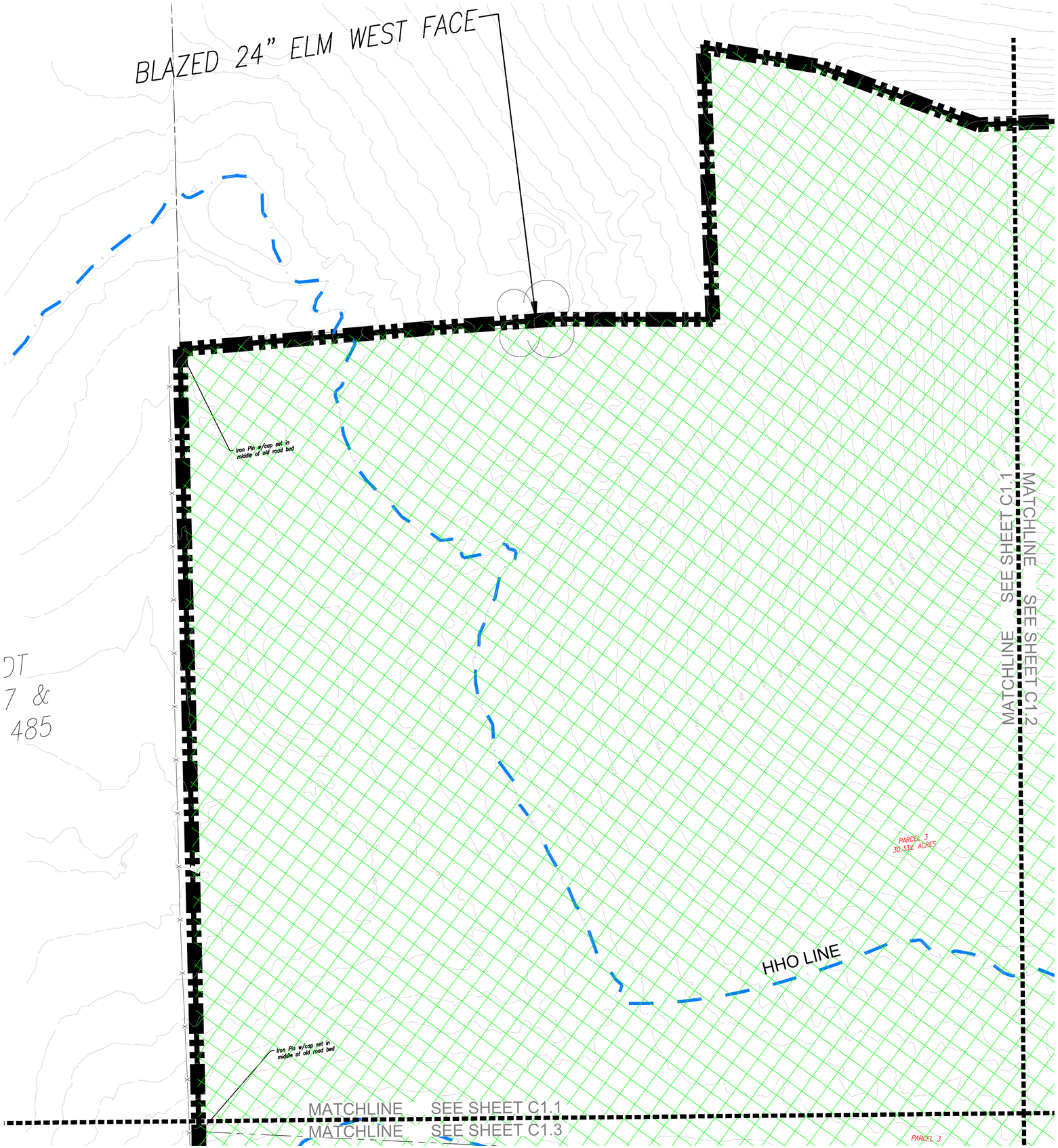
PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve


SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEMIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 846; BK. 1465, PG. 61; & BK. 1465, PG. 58
091-100.01 STEVEN F. SIPOVSKY & RACHELLE E. SIPOVSKY BK. 8216, PG. 988
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.00 MICHAEL BUBSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BACON, MARLIN REY LIVING TRUST BK. 9090, PG. 459
091-100.02 LTDA DANS-4JC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
104-015.01 PEANUT BUTTER AND APRICOT JELLY TRUST BK. 9191, PG. 801
104-018.07 LISS LEGACY TRUST BK. 7585, PG. 716
104-018.06 GREGORY LESTARUETTE & RENEE LESTARUETTE REV TRUST BK. 9340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWNEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 915 & BK. 4463, PG. 982
PARCEL 1 - TRACT 1 162.23± ACRES
PARCEL 2 10.05± ACRES
PARCEL 4 - TRACT 2 0.26± ACRES
PARCEL 1 EXCEPTION 0.03± ACRES
PARCEL 4 - TRACT 1 0.18± ACRES
PARCEL 3 0.08± ACRES
OHE
GAS
Found 1/2" Iron Rod
Found 1/4" Iron Rod
Found 1/2" Iron Rod w/Yellow Stamped "Kimley-Horn"
Found 1/2" Iron Rod w/Yellow Stamped "Gamble"
Found 1/2" Iron Rod w/Yellow Stamped "Boyle"
Found 1/2" Iron Rod w/Yellow Stamped "Sdco"
Found 1/2" Iron Rod w/Yellow Stamped "Sdco" (illegible)



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

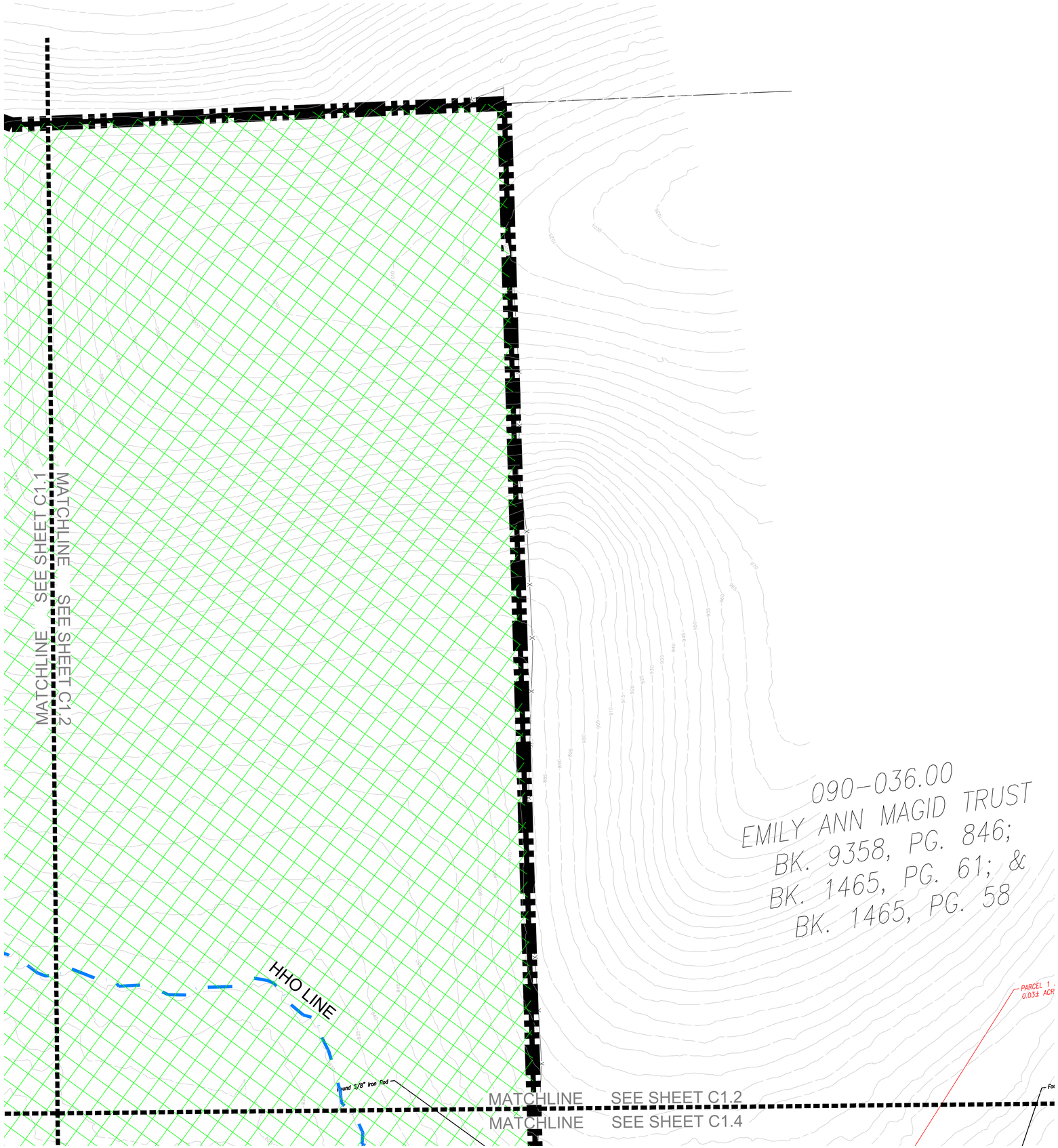
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.1

COF # ----



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ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

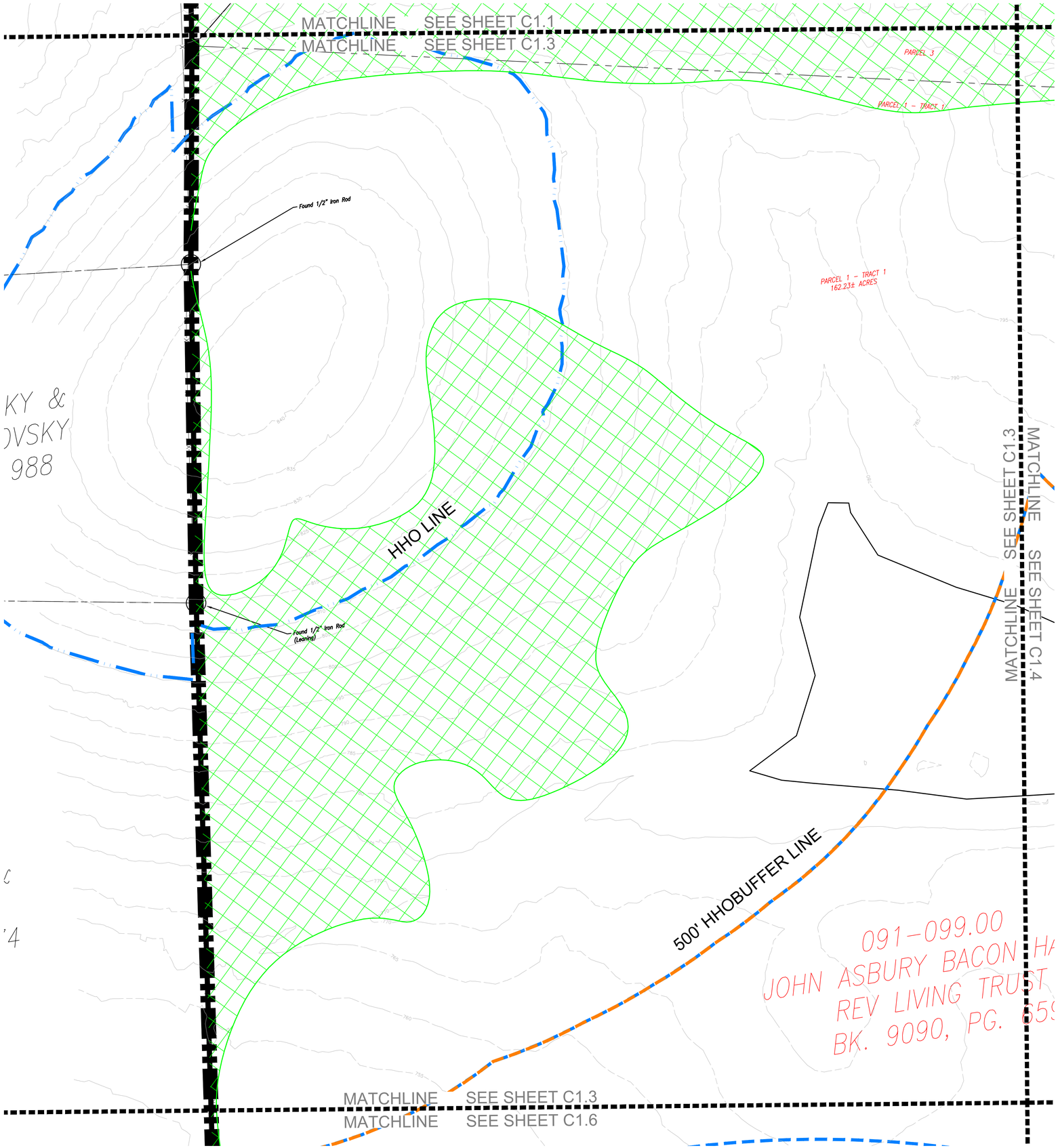
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
01/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

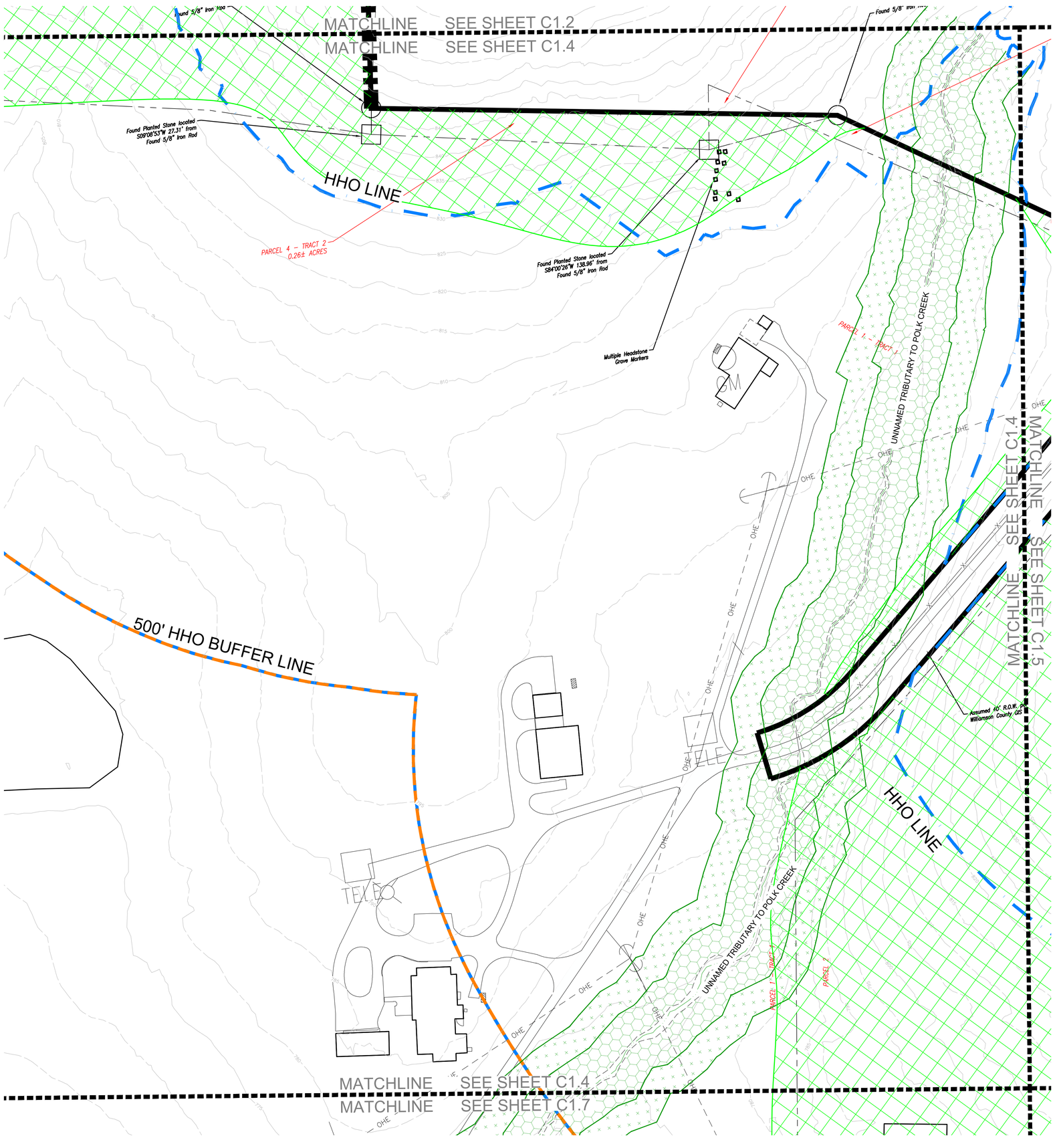
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.3

COF # ----



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sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

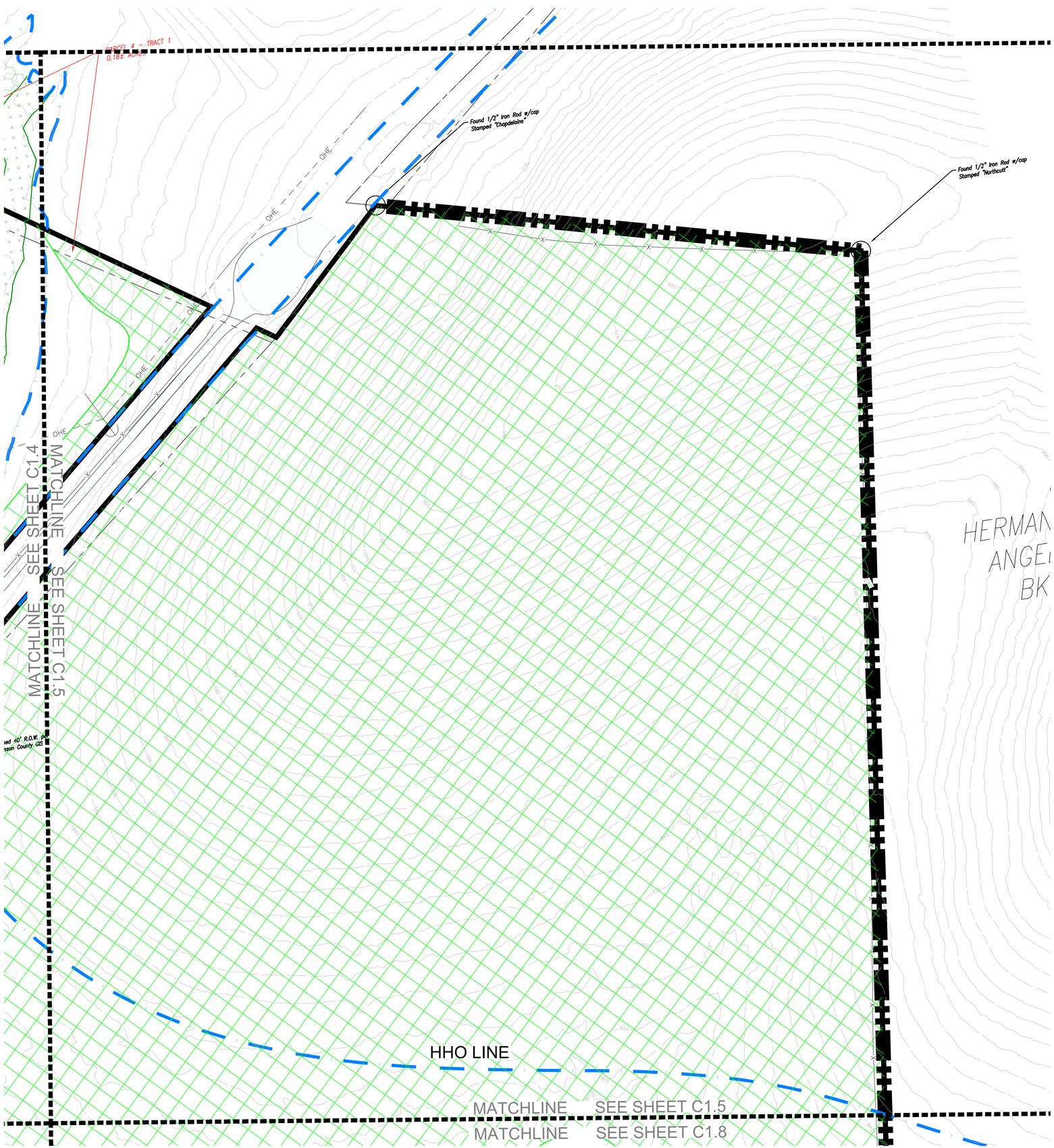
JEFFREY A. ROSIAK REGISTERED AGRICULTURAL ENGINEER 19325 LANDSCAPE ARCHITECTS

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.4

COF # ----



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

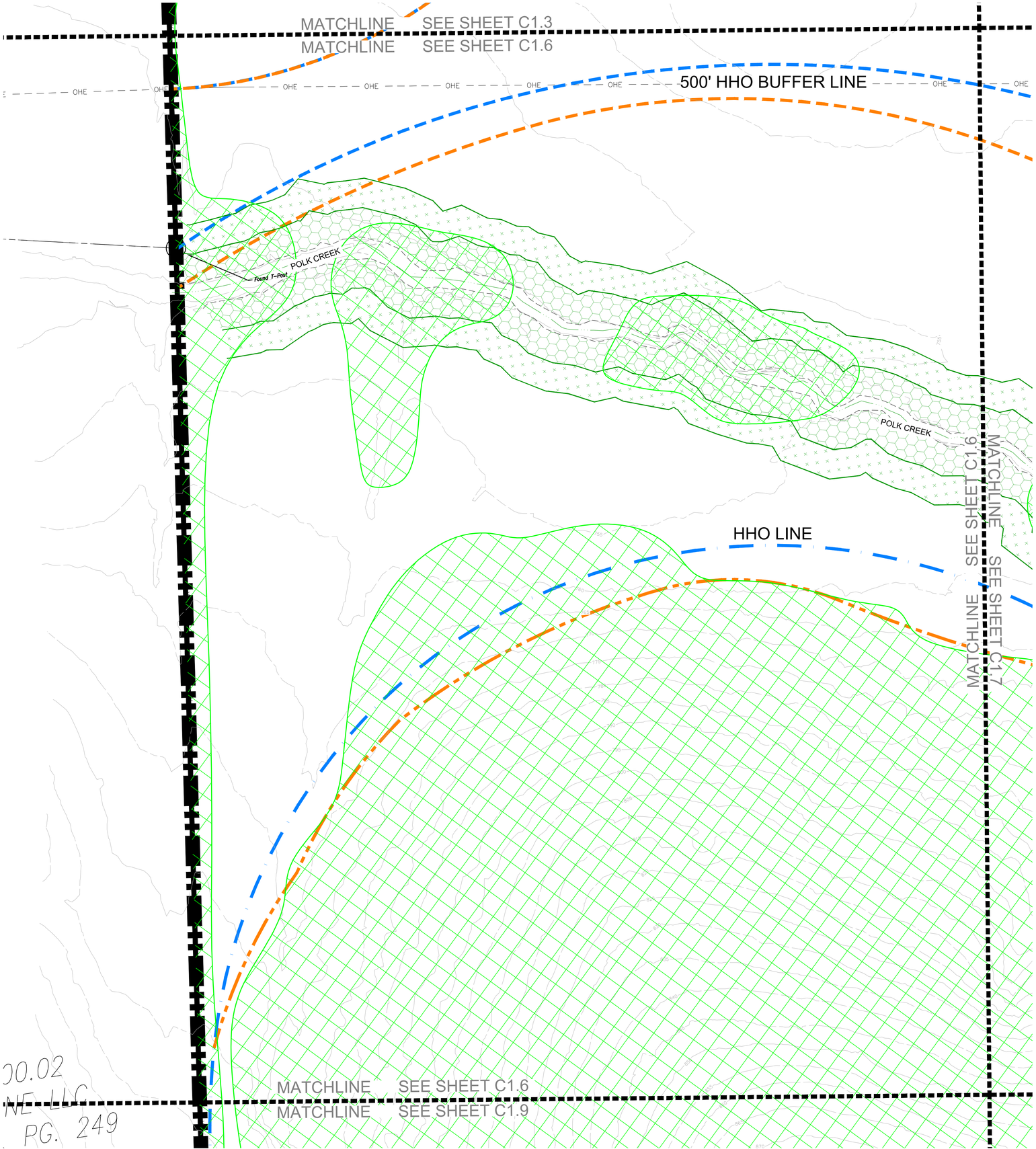
JEFFREY A. ROSIAK
REGISTERED
TENNESSEE
AGRICULTURE
LANDSCAPE ARCHITECT
119525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.5

COF # ----



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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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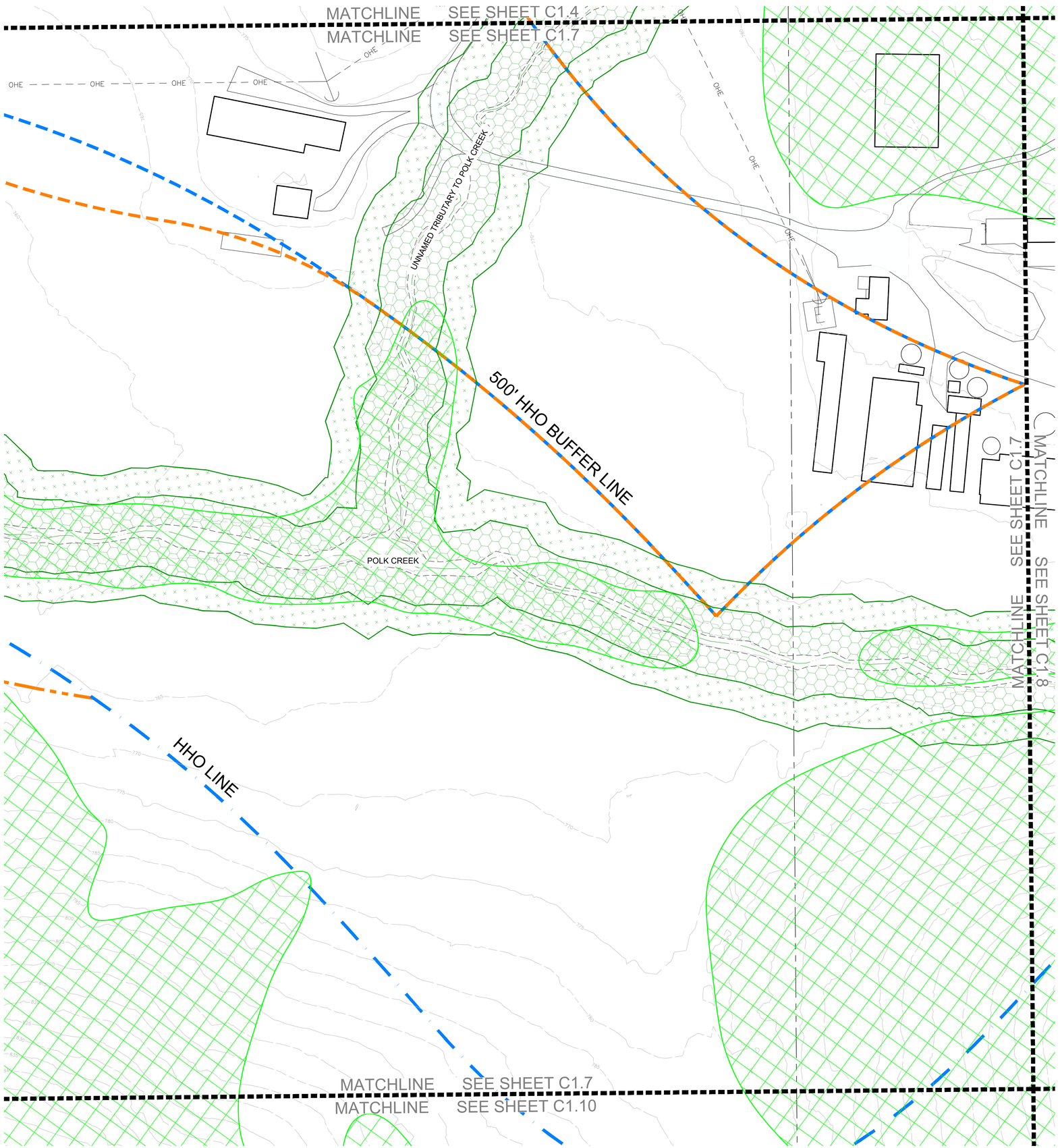
TENNESSEE
LANDSCAPE ARCHITECT
01/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.6

COF # ----



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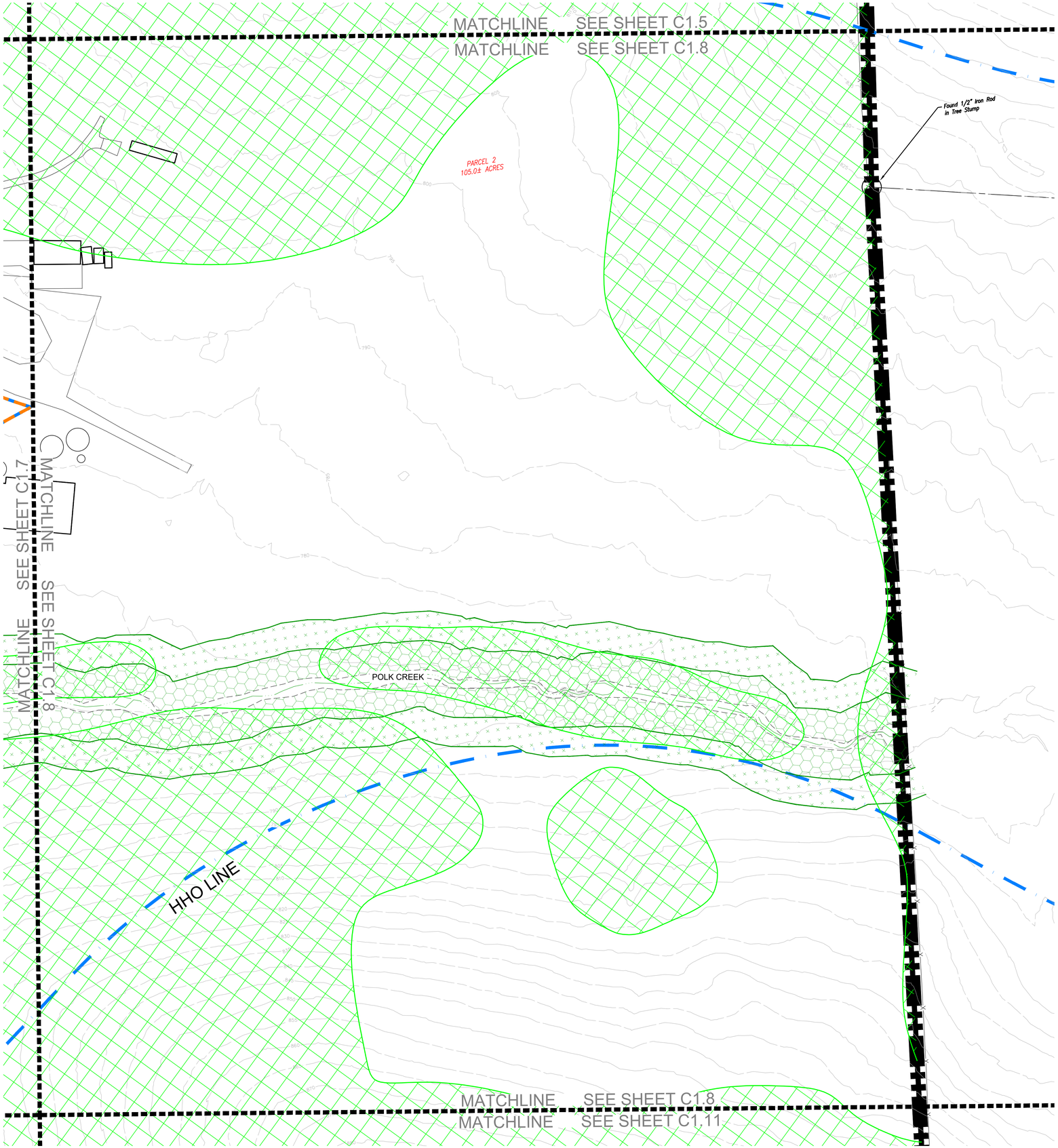
C1.7

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

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STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

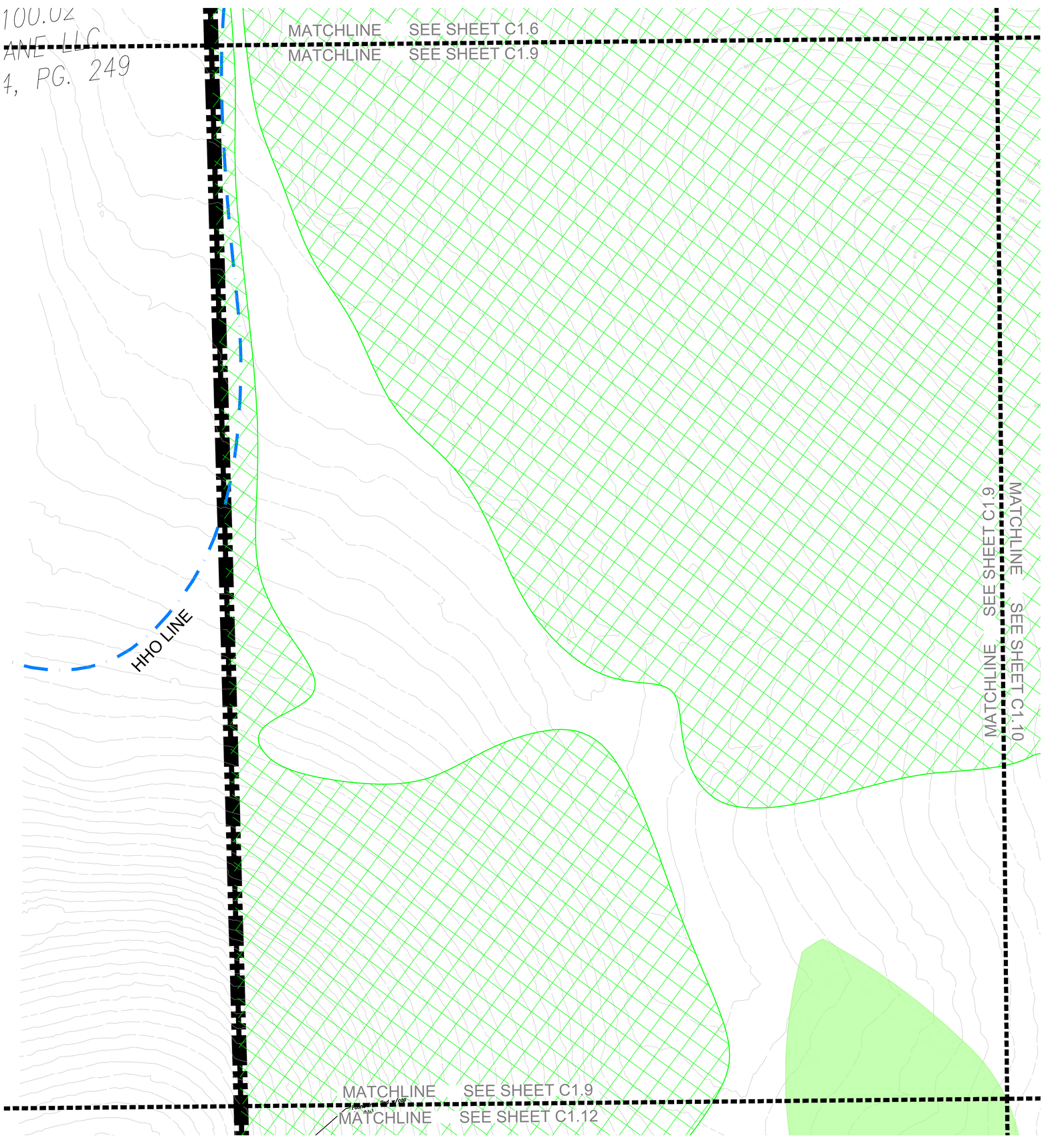
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



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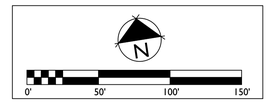

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

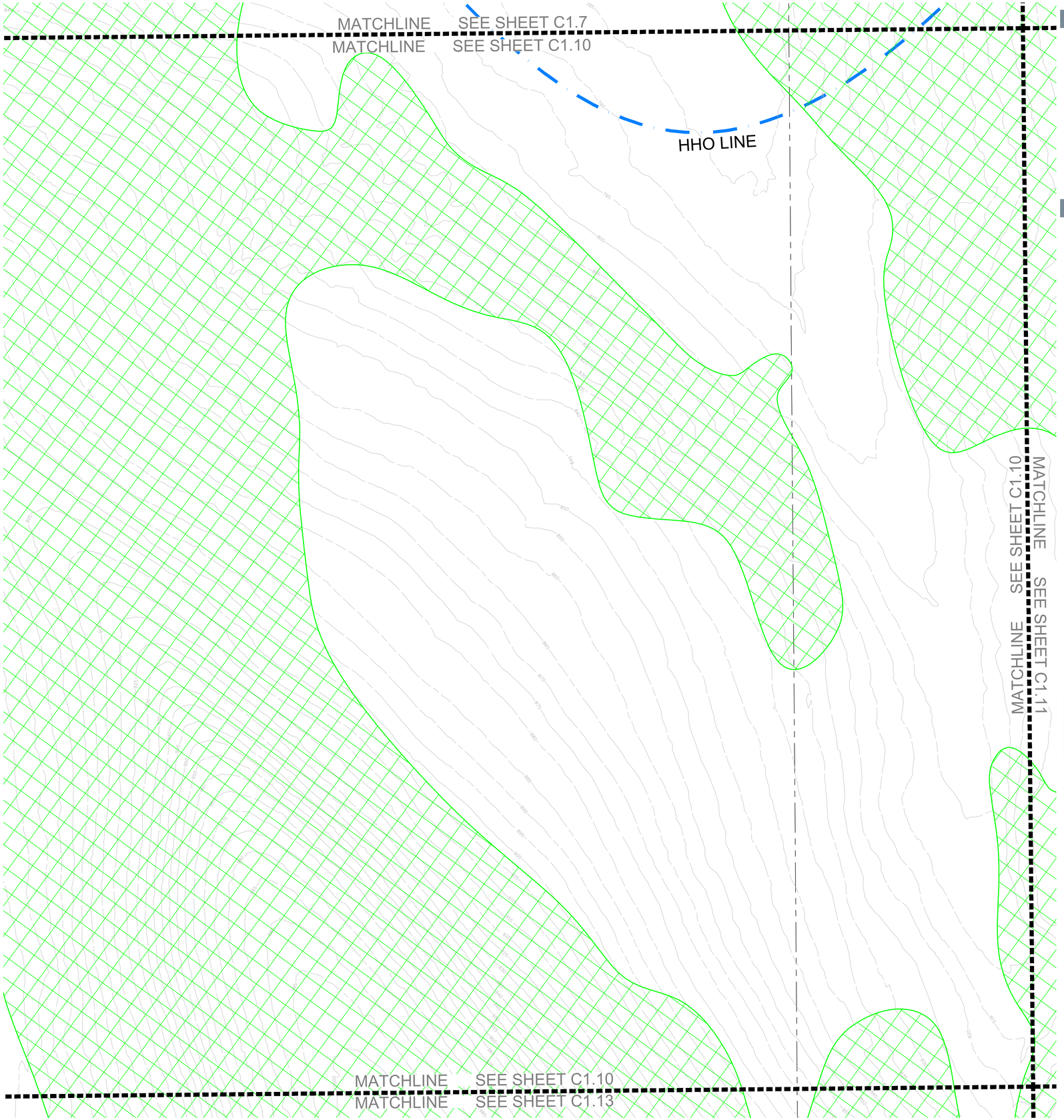
JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT 3716 STATE OF TENNESSEE 12/31/25

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.9

COF # ----



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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

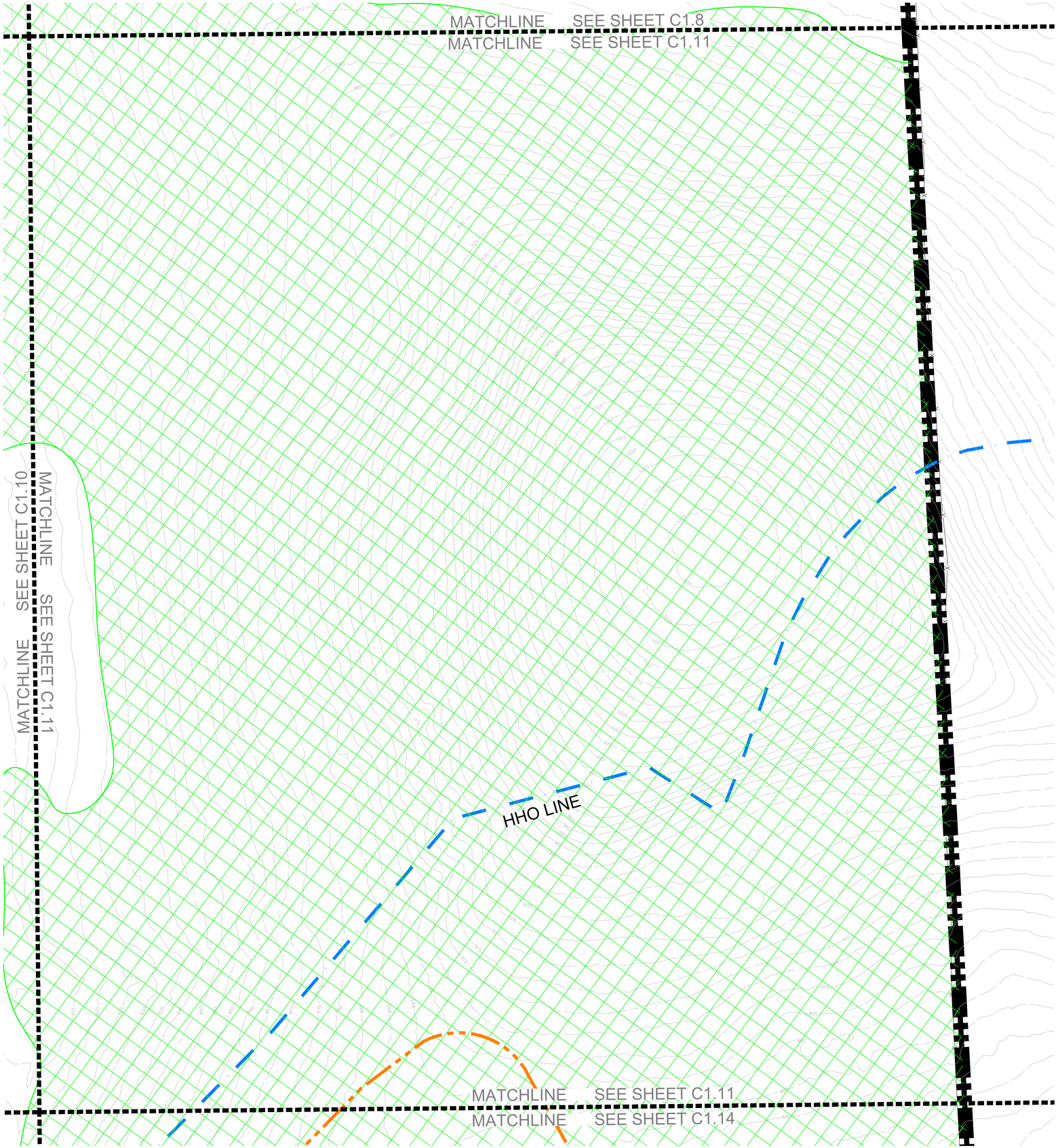
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.10

COF # ----



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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

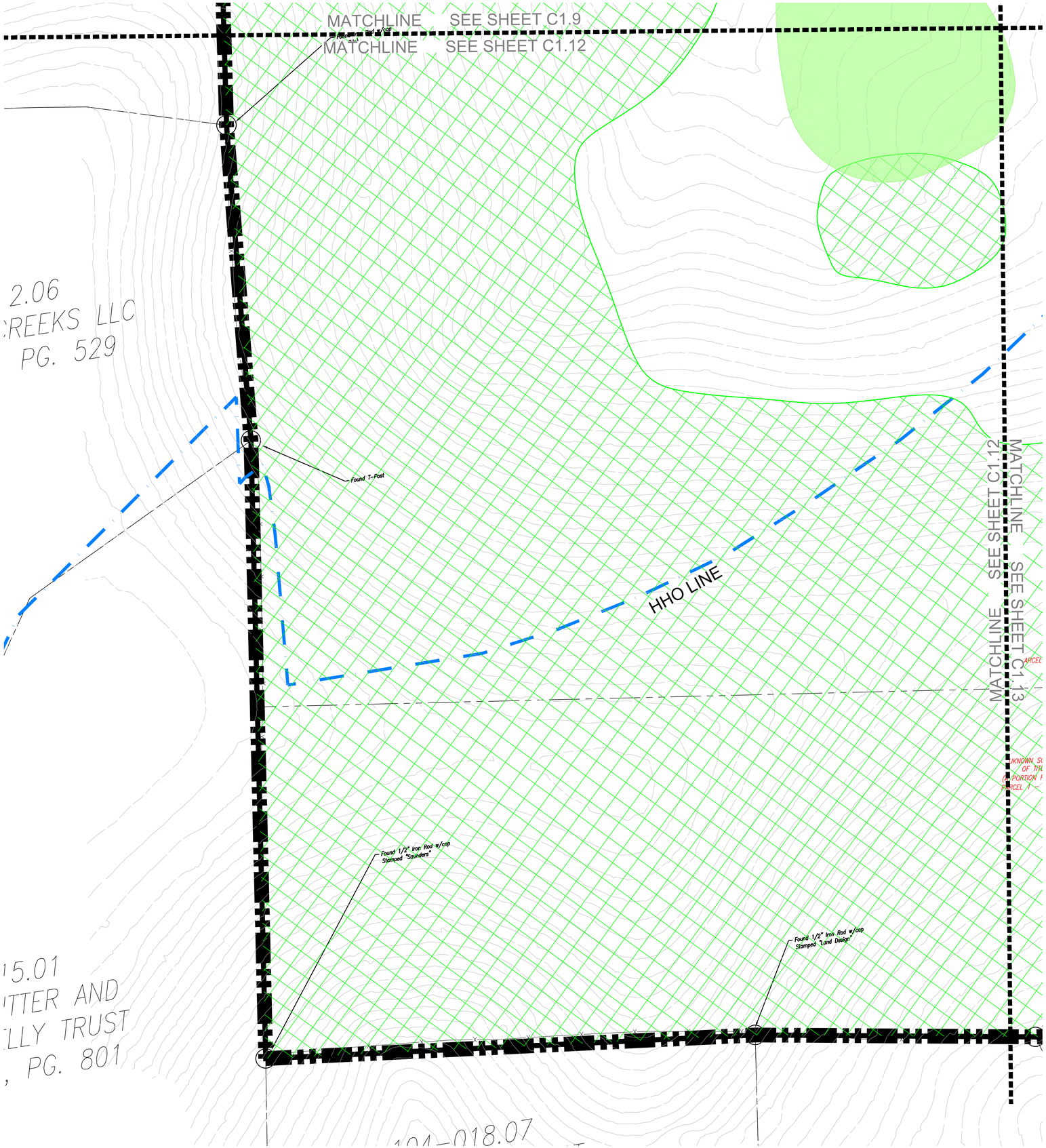
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
3725
12/31/25

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.11

COF # ----



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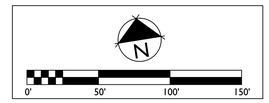

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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LANDSCAPE ARCHITECT

Revision Date
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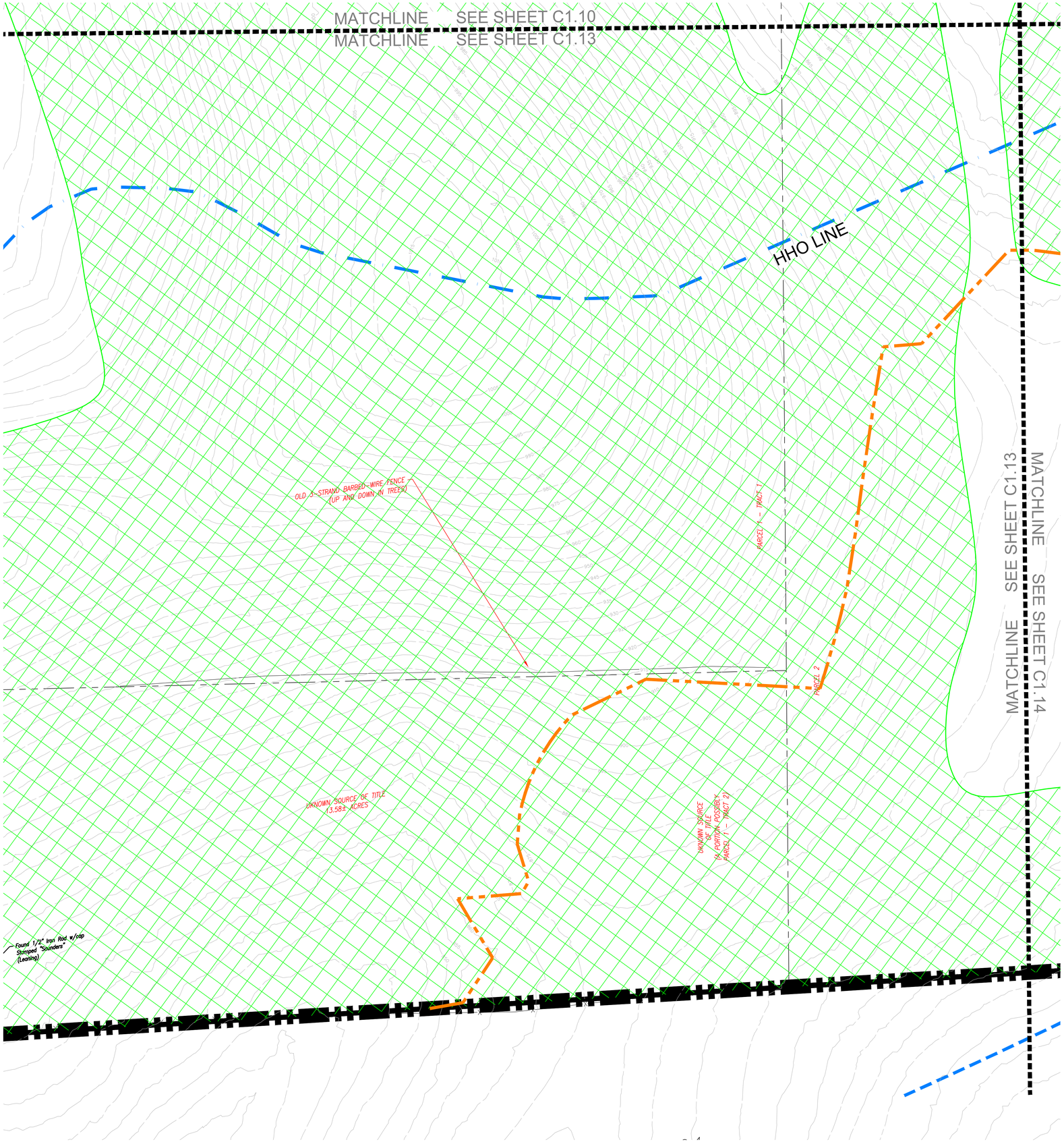
EXISTING CONDITIONS

SHEET
C1.12

COF # ----



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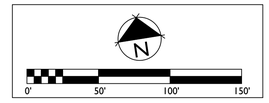

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
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#1525

Revision Date
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EXISTING CONDITIONS

SHEET
C1.13

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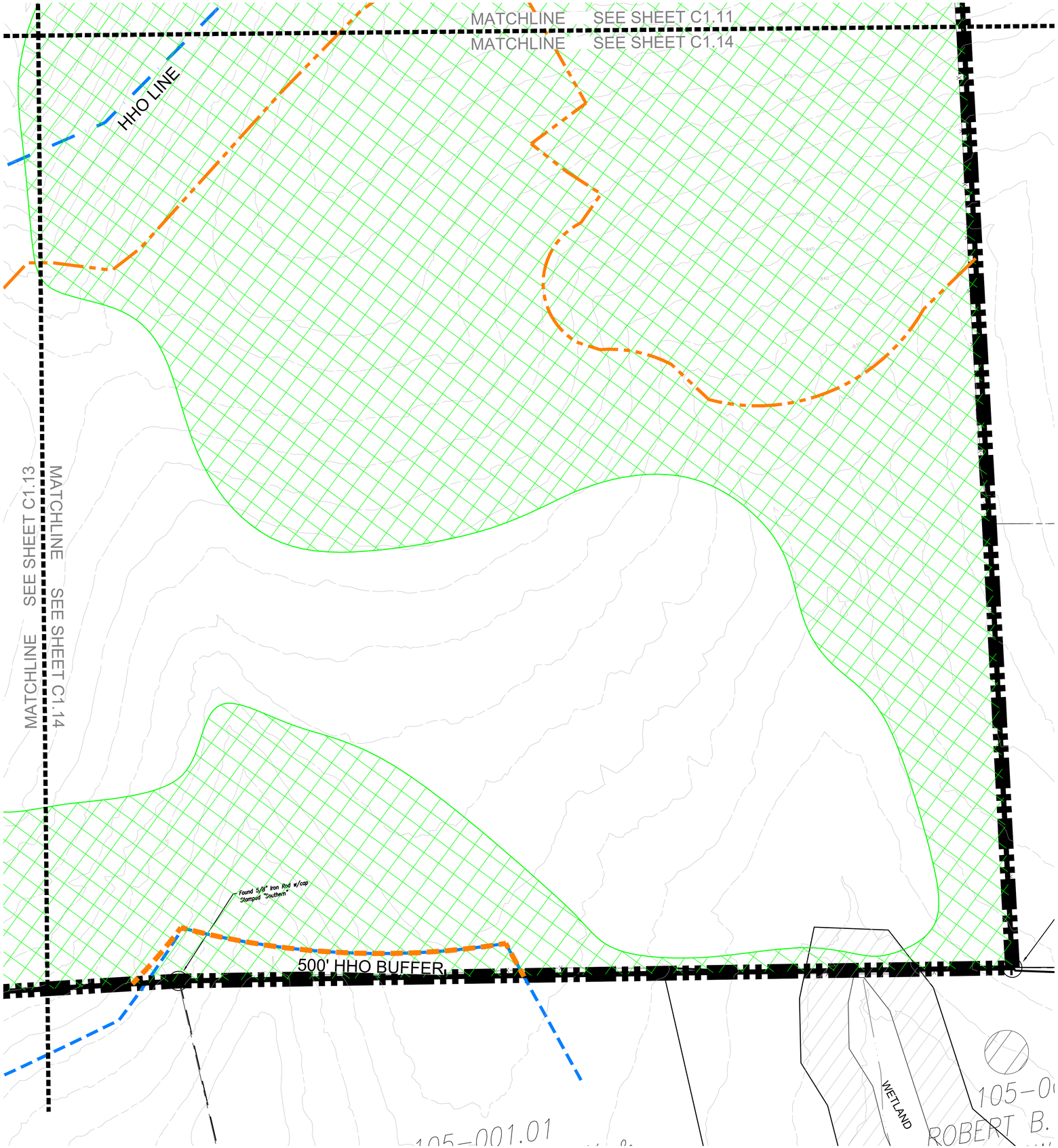

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SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.14

COF # ----


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
Building community since 1933.
sdco
PARTNERS
Kimley»Horn
GAMBLE DESIGN
COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING
DesignStudio
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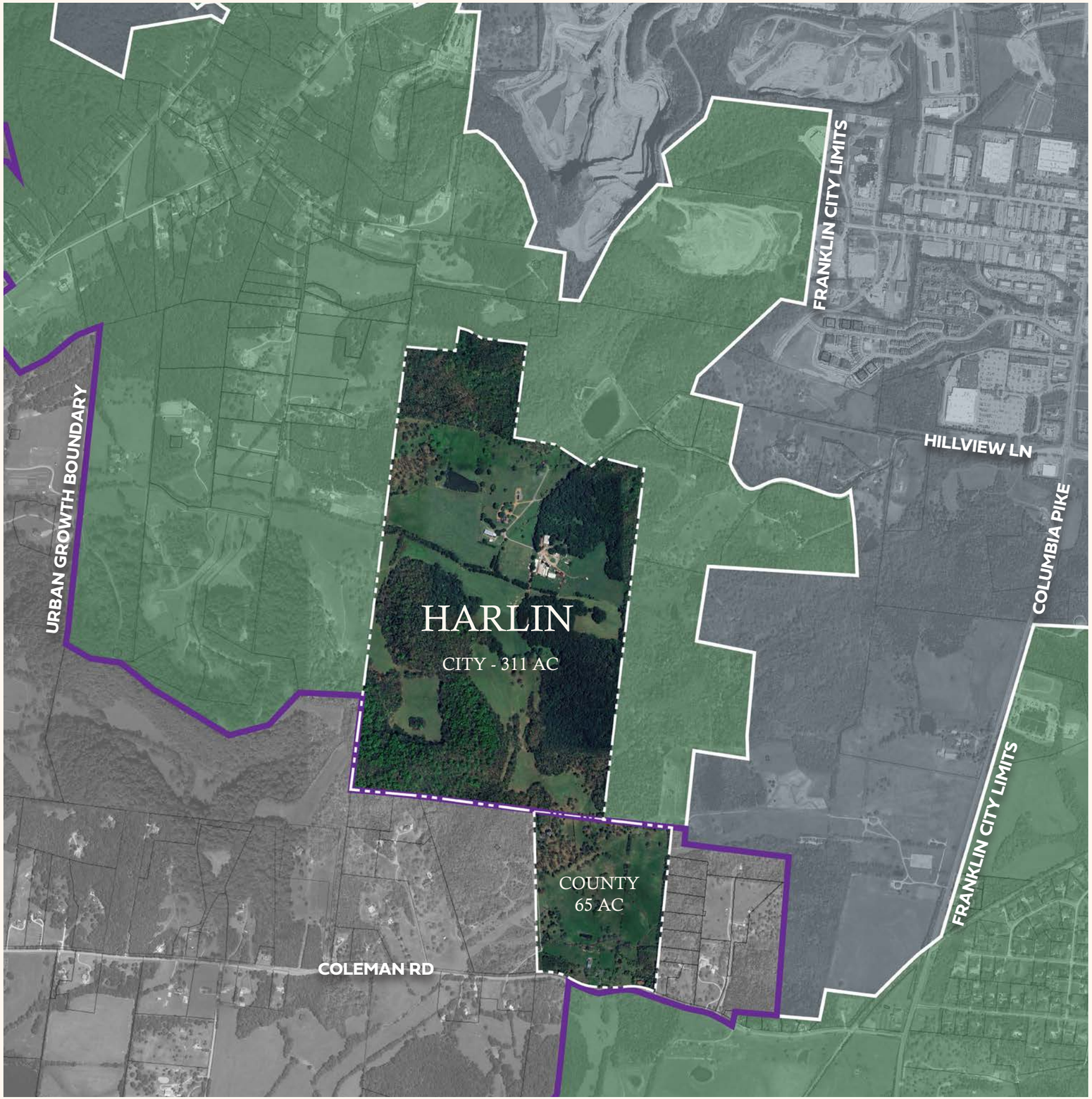


Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint

HARLIN | LOCATION MAP





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

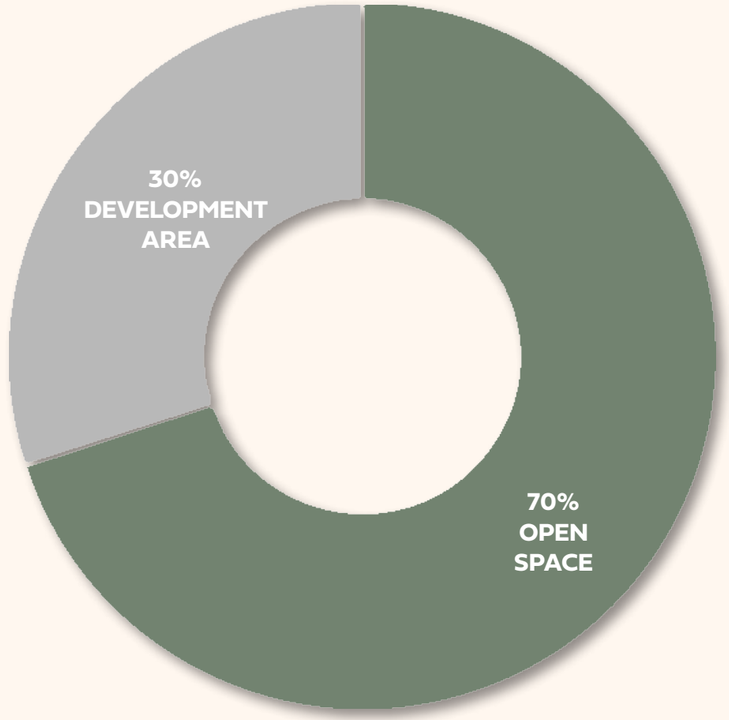
A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


© Zanetta Illustration

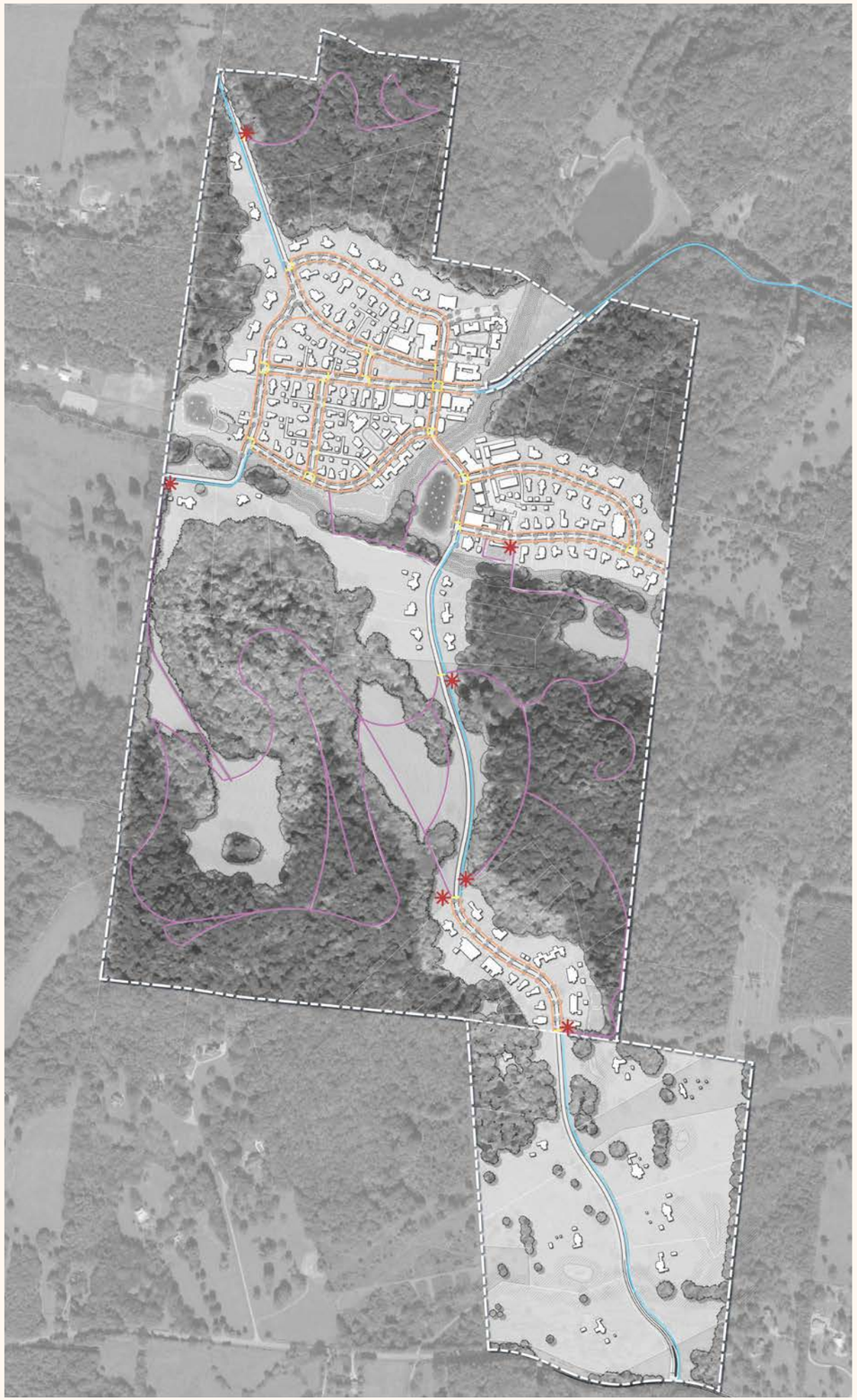

© Zanetta Illustration





To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

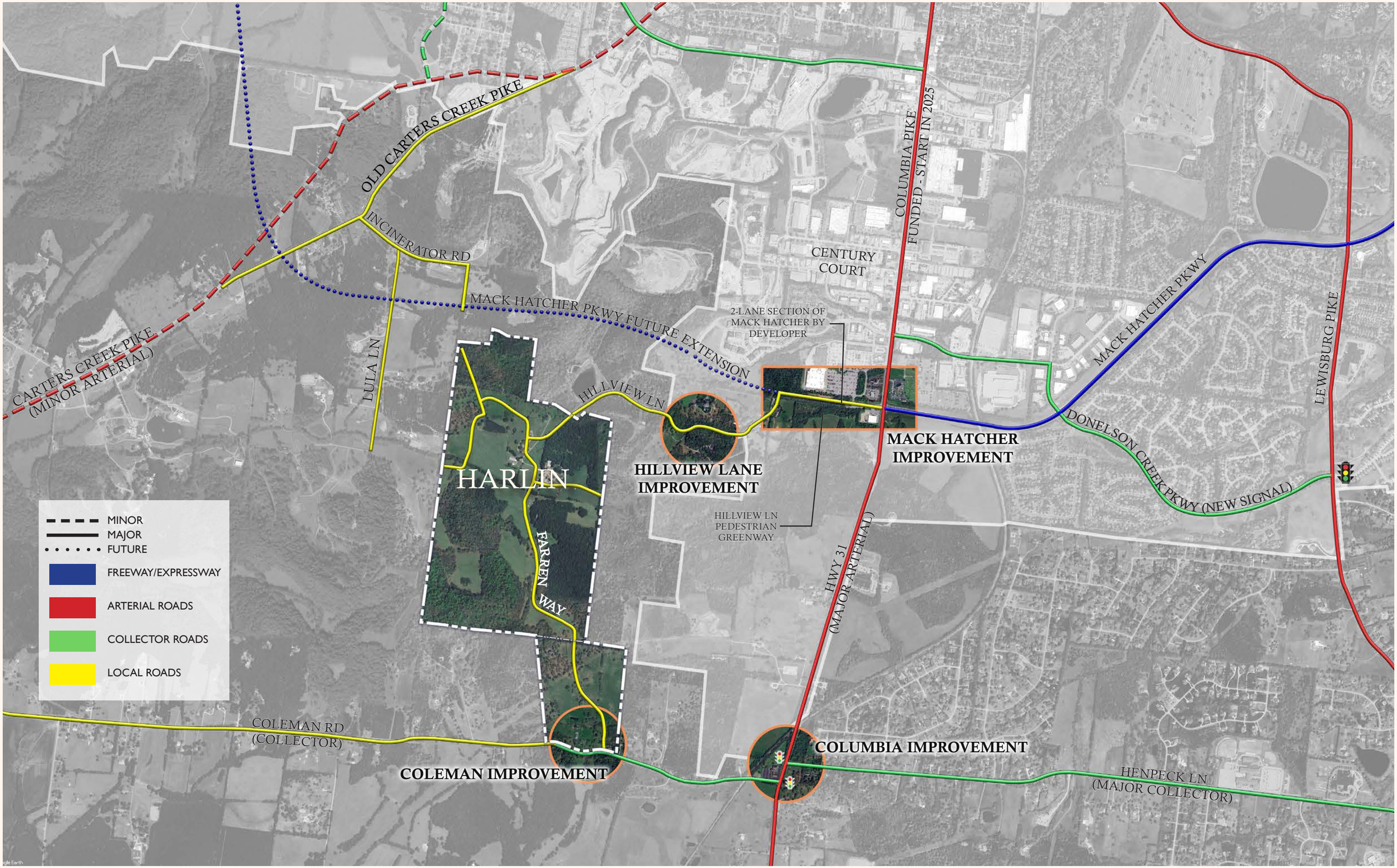
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

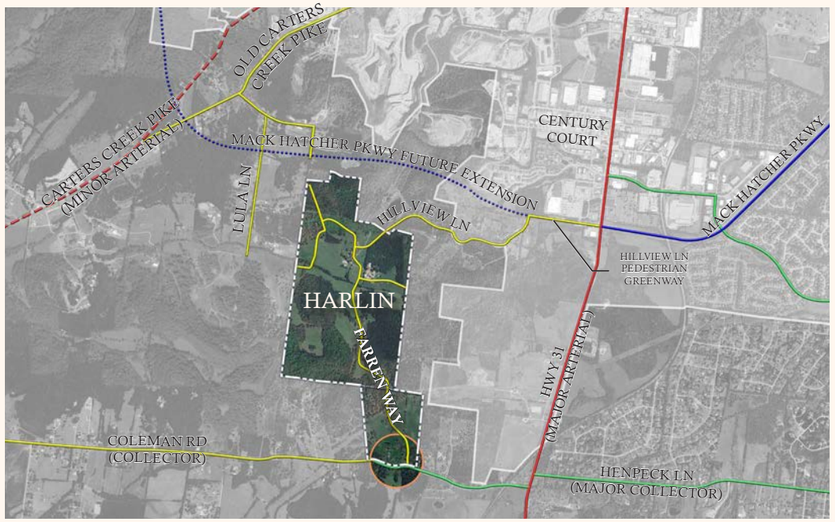


HHO REVISION

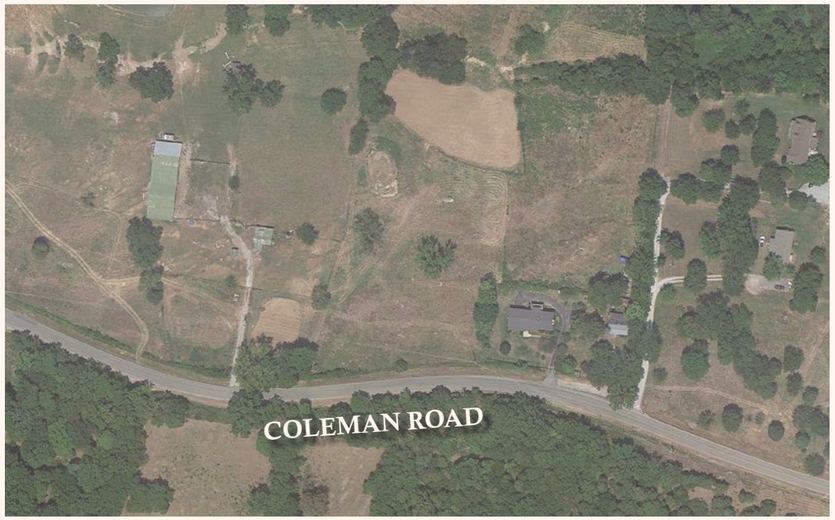
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

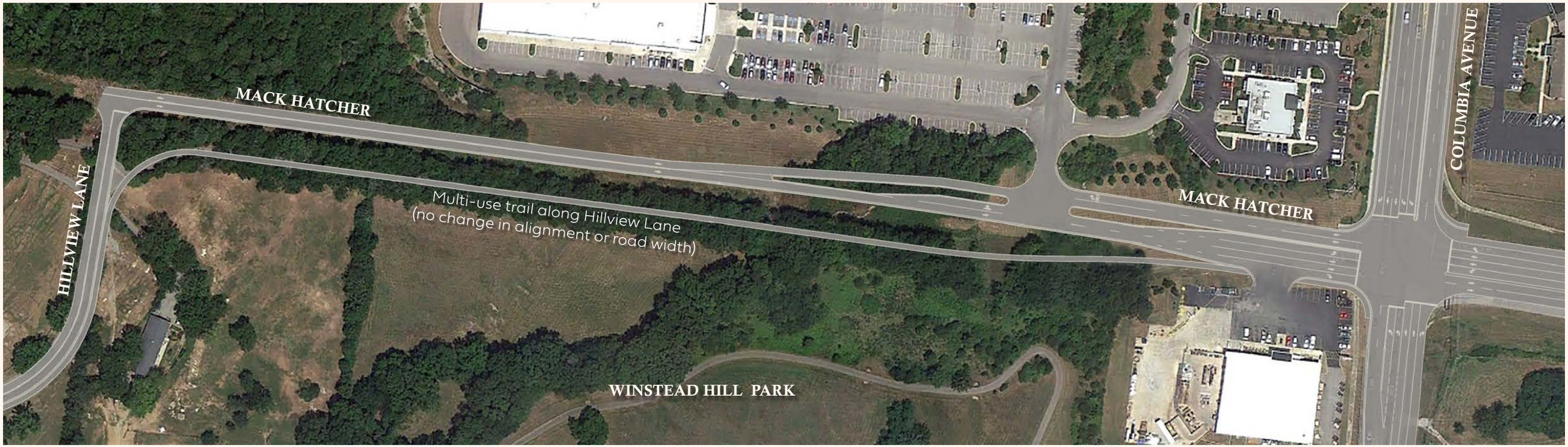


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



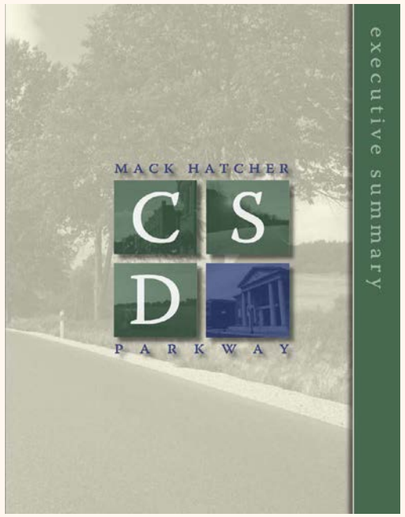
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









STATEMENT OF CONSENSUS

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

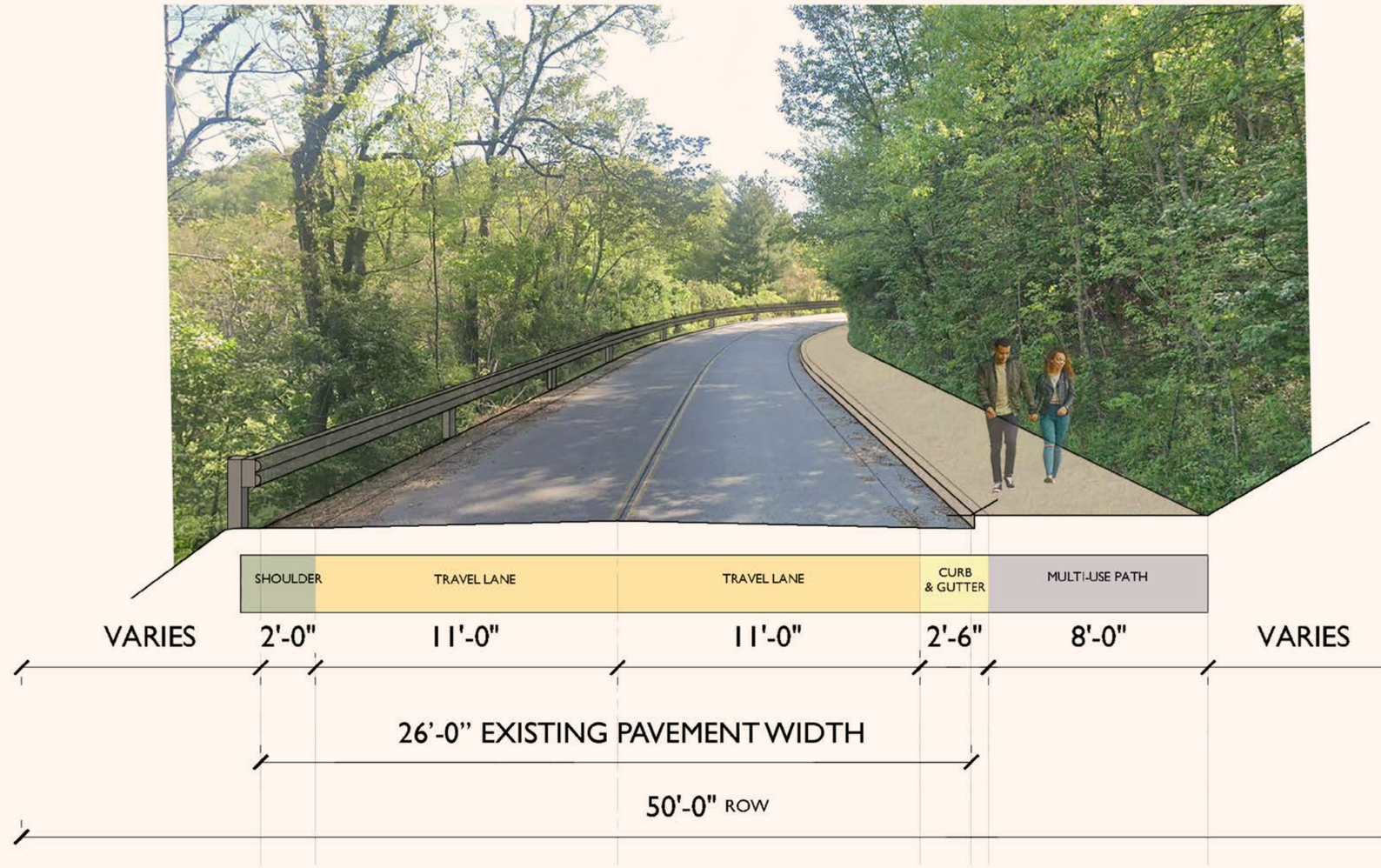




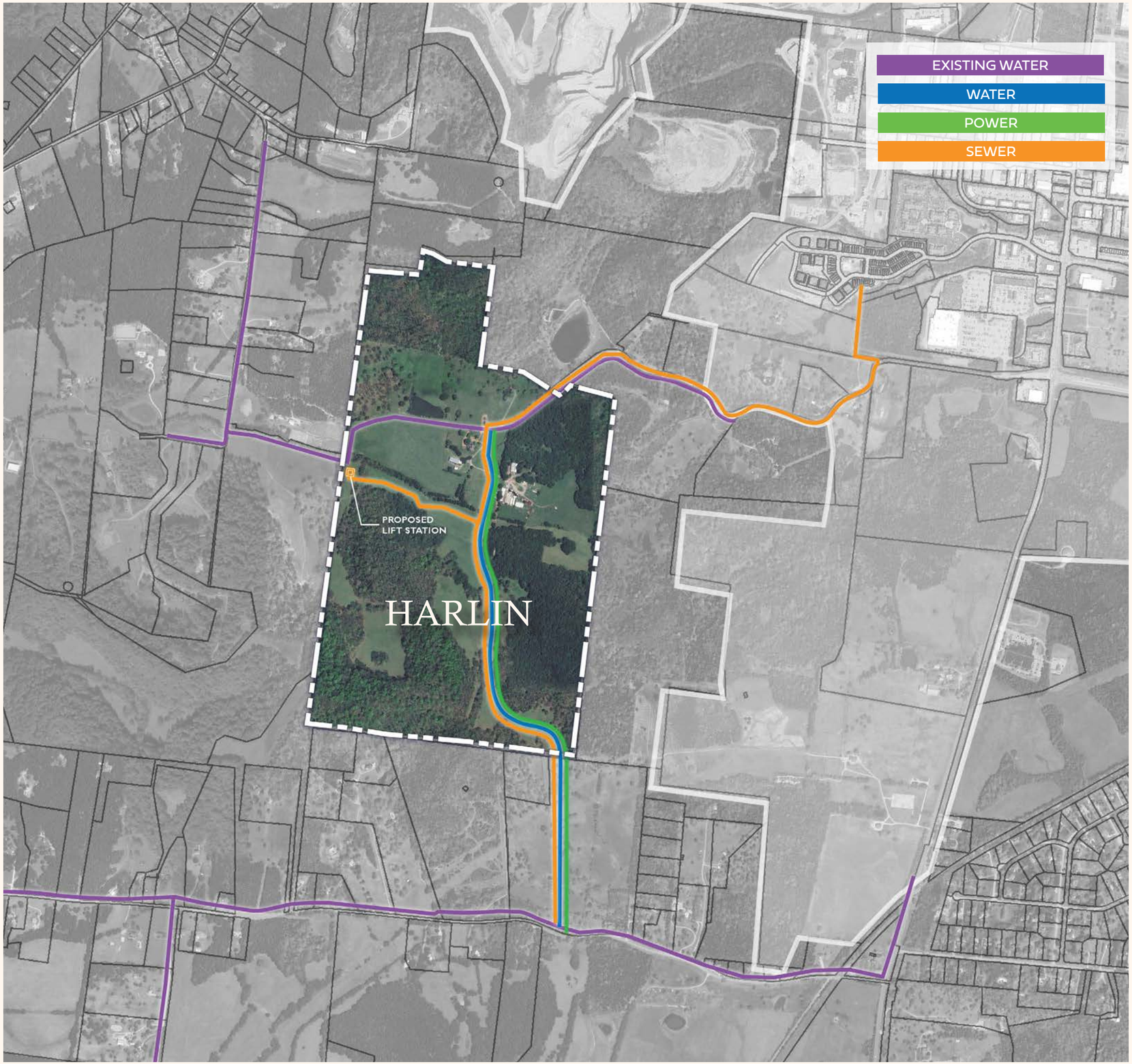
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



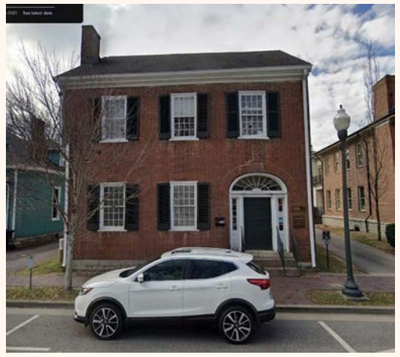
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



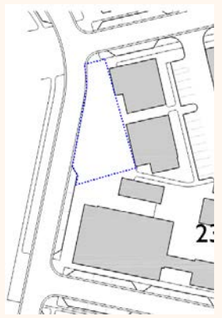
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





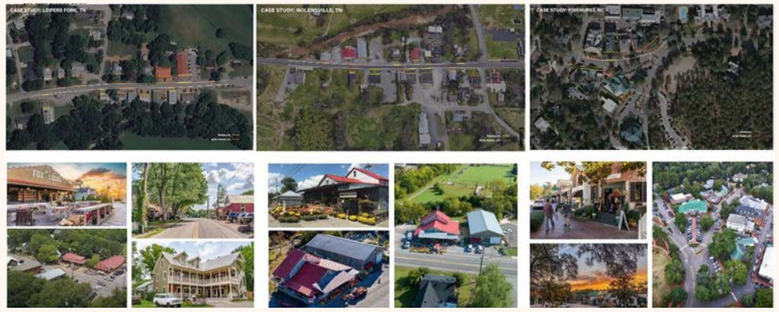


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

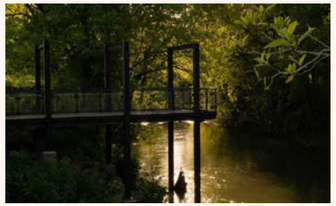
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks







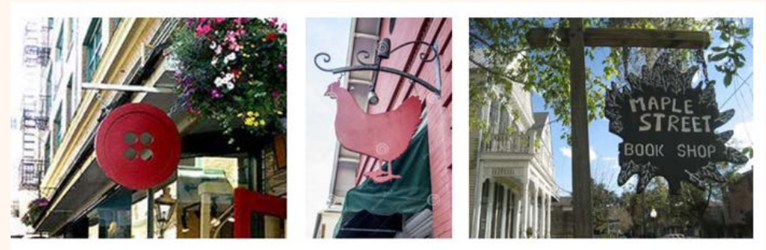






15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.







SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-0457

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Huffer, Preservation Planner
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Ordinance 2025-06, An Ordinance To Zone 311.21 Acres To Planned (PD 0.78/32,000/80) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located West Of Hillview Land And North Of Coleman Road At 1247 Hillview Lane (Harlin PUD Subdivision). SECOND OF THREE READINGS
FMPC 4/24/25, 7-0
WS 5/13/25; 6/24/25
BOMA 5/13/25, 7-1; 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 defer to 8/12/25; 8/12/25, 8-0 defer to 11/11/25; 11/11/25, 8-0 defer to 3/24/26

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8703
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property at 1247 Hillview Lane Planned (PD 0.78/32,000/80), should the Plan of Services, RES 2025-24, and Annexation, RES 2025-25, be approved by BOMA. The subject property consists of 311.21 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Village Green Design Concept, which states that these areas, "provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space," and that, "commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic." For this property, Envision Franklin provides a special consideration regarding hospitality uses. It states that, "Hospitality uses are appropriate as a Secondary Use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan" and have a maximum of 80 keys. The accompanying development plan proposes 242 residential units in a

variety of housing types, 32,000 square feet of nonresidential space, and 80 hotel keys. The zoning as proposed is consistent with the recommendations of Envision Franklin.

The applicant is also requesting to modify the Hillside Hillcrest Overlay (HHO) line on the property as part of this zoning request. The applicant has supplied visuals of the proposed HHO boundaries against the existing contours and treeline of the property. The existing boundaries derive from a combination of protecting steep slopes, existing tree canopy, and the bases of existing hillsides. The proposed revision to the HHO line southwest of the creek is minimal and maintains the same form of the existing boundary, adjusting to steep slope data in the area. The HHO revision on the southern property line follows that same slope criteria and preserves more of the hillside than the existing boundary. Based on the rationale and existing conditions of the property, Staff is supportive of the proposed HHO boundary revisions.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2025-06 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-06 on Second Reading.

ORDINANCE 2025-06

AN ORDINANCE TO ZONE 311.21 ACRES TO PLANNED (PD 0.78/32,000/80) DISTRICT, AND HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, FOR THE PROPERTY LOCATED WEST OF HILLVIEW LAND AND NORTH OF COLEMAN ROAD AT 1247 HILLVIEW LANE (HARLIN PUD SUBDIVISION)

WHEREAS, John Asbury Bacon Harlin, Trustee of the John Asbury Bacon Harlin Revocable Living Trust, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2025-24 and Resolution 2025-25; and

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned (PD 0.78/32,000/80) District, and the Hillside Hillcrest Overlay (HHO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2025-26, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described Property shall be, and is hereby, zoned the following: Planned (PD 0.78/32,000/80) District, and the Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

SECTION II: That the attached Location Map (Exhibit A) and Hillside Hillcrest Survey (Exhibit B) shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

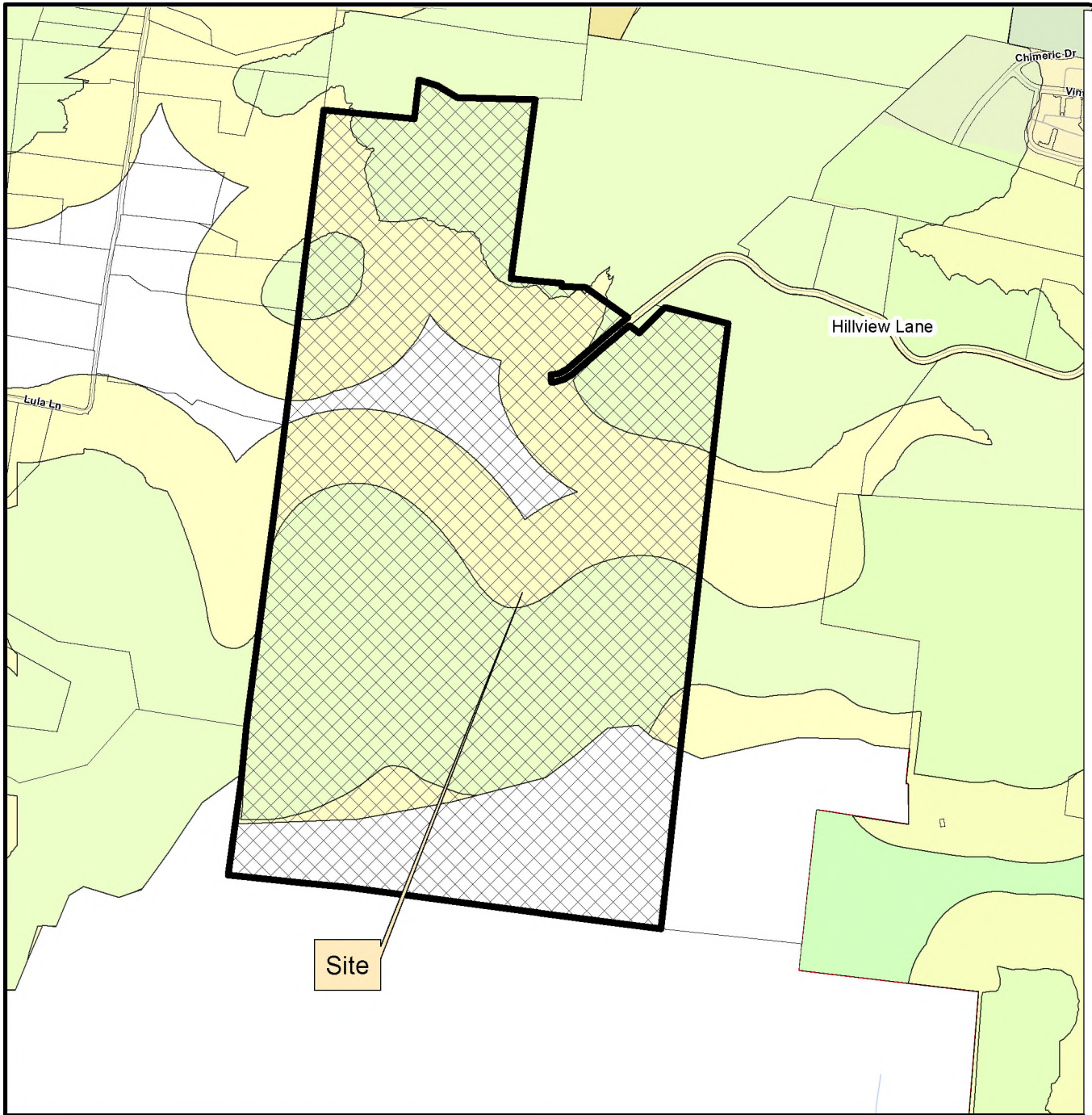
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

- Harlin PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

HARLIN PUD SUBDIVISION

REZONING REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS
C2.0	HHO REVISION
C2.1	HHO REVISION ENLARGEMENTS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:

DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:

BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:

HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:

SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

PUBLIC RELATIONS:

SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM

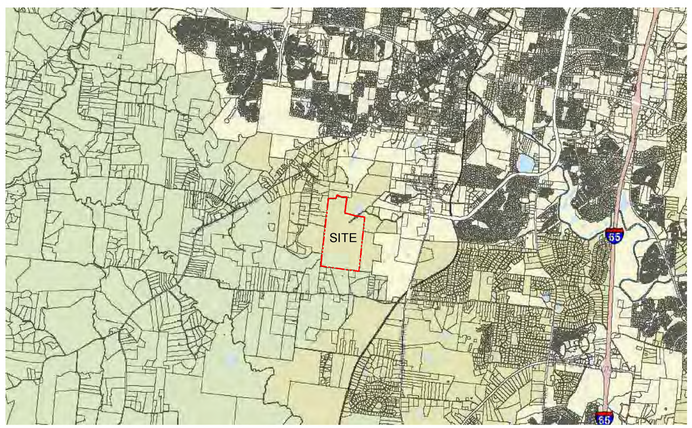


SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

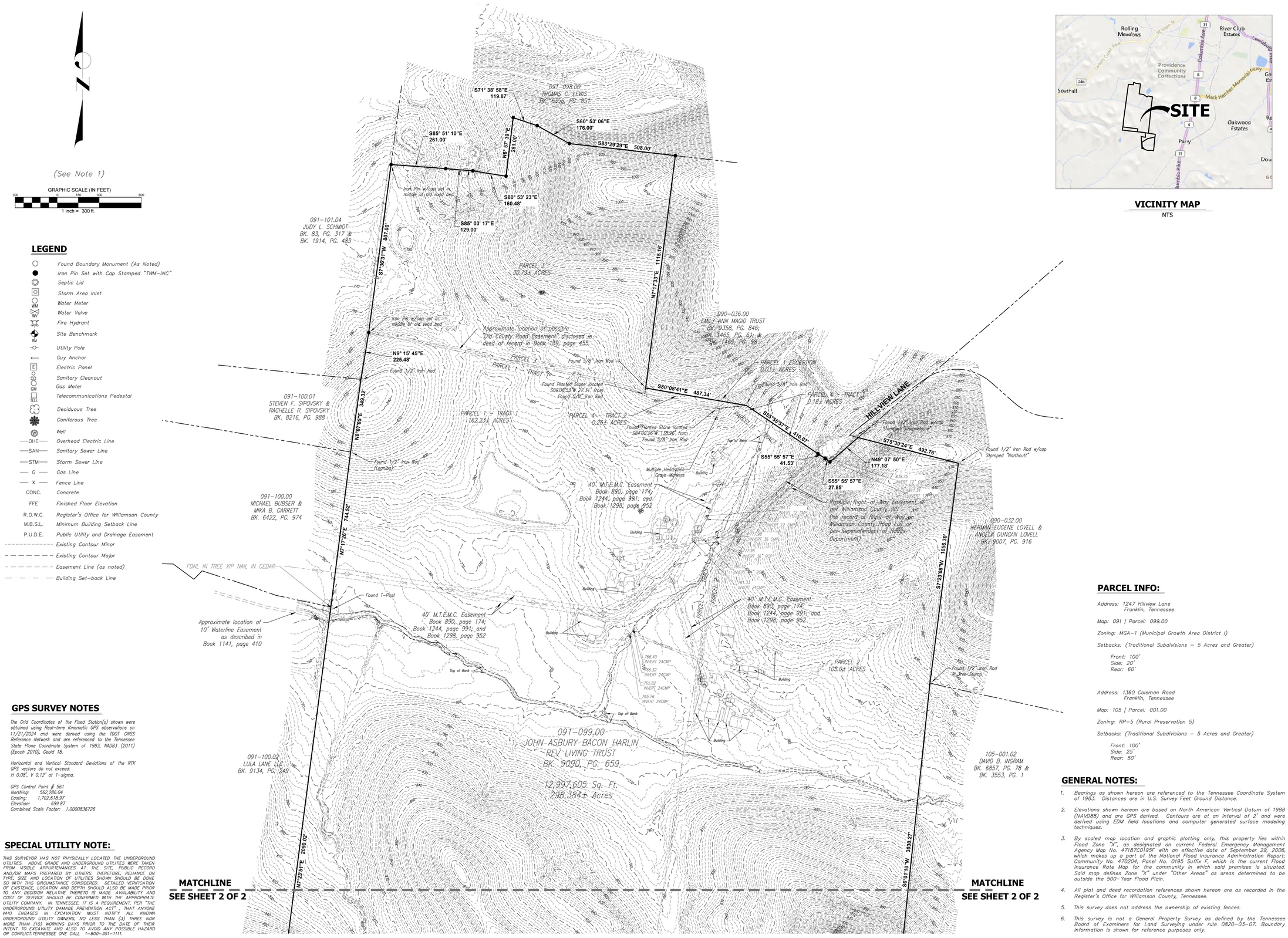
COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

VICINITY MAP



NOT TO SCALE





VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed: H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 639.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL



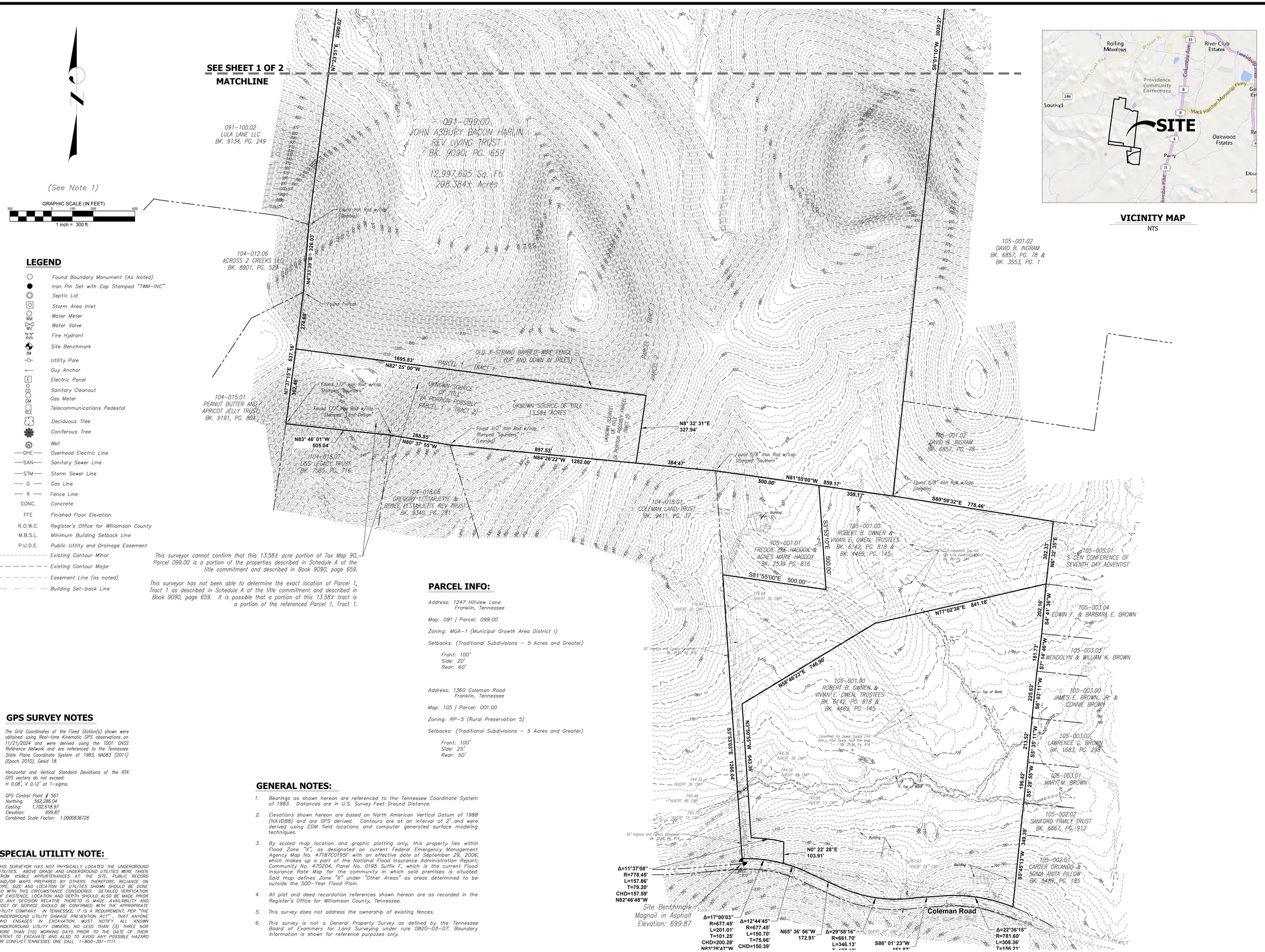
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

L:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
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- Water Meter
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- Site Benchmark (BM)
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- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

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Franklin, Tennessee

Map: 105 | Parcel: 001.00

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Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
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GPS Control Point # 561
Northing: 562,286.04
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Elevation: 699.87
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TOPOGRAPHIC SURVEY
1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
STATE OF TENNESSEE
02/07/2025
TENNESSEE NO. 2298

Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

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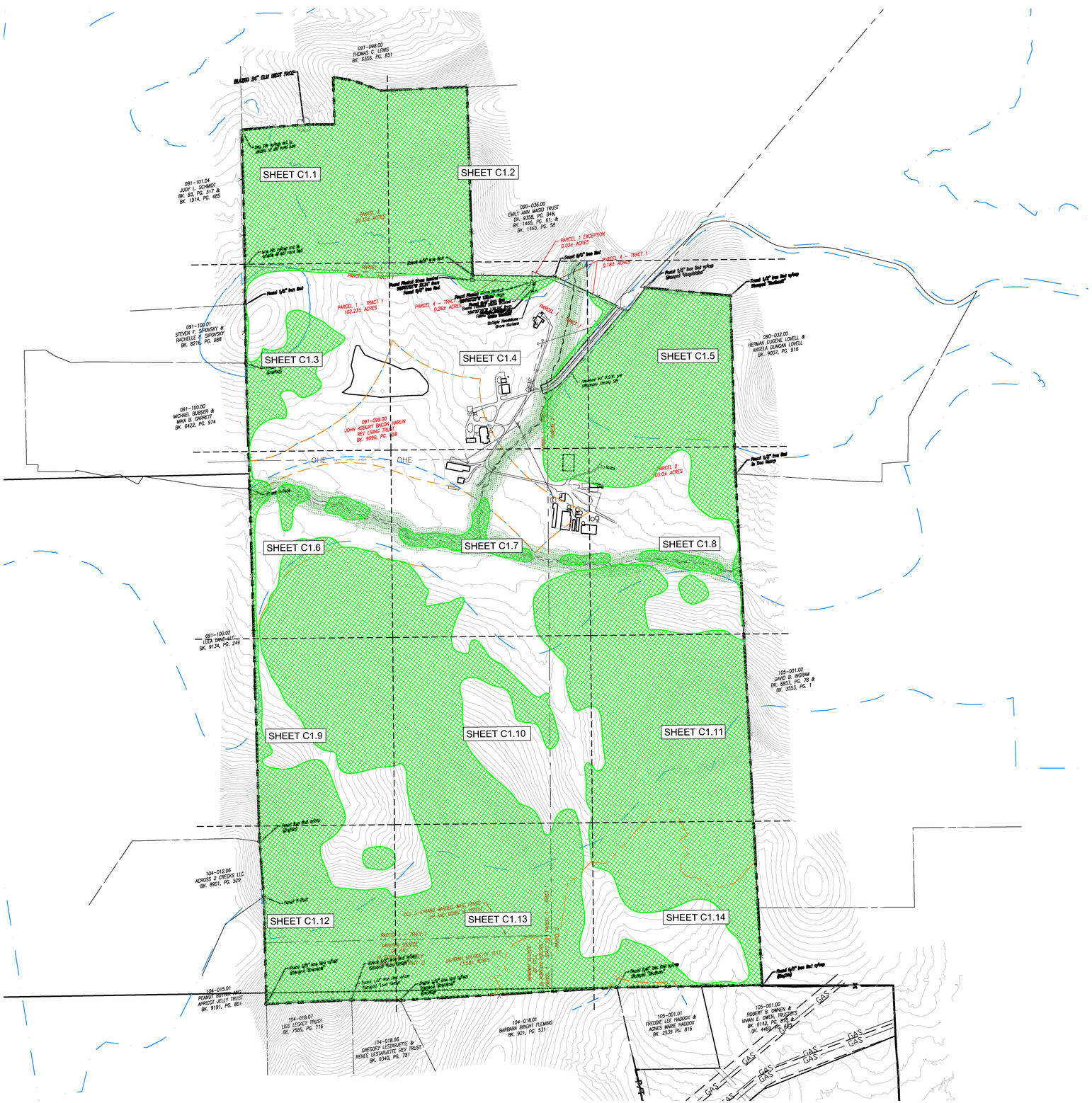
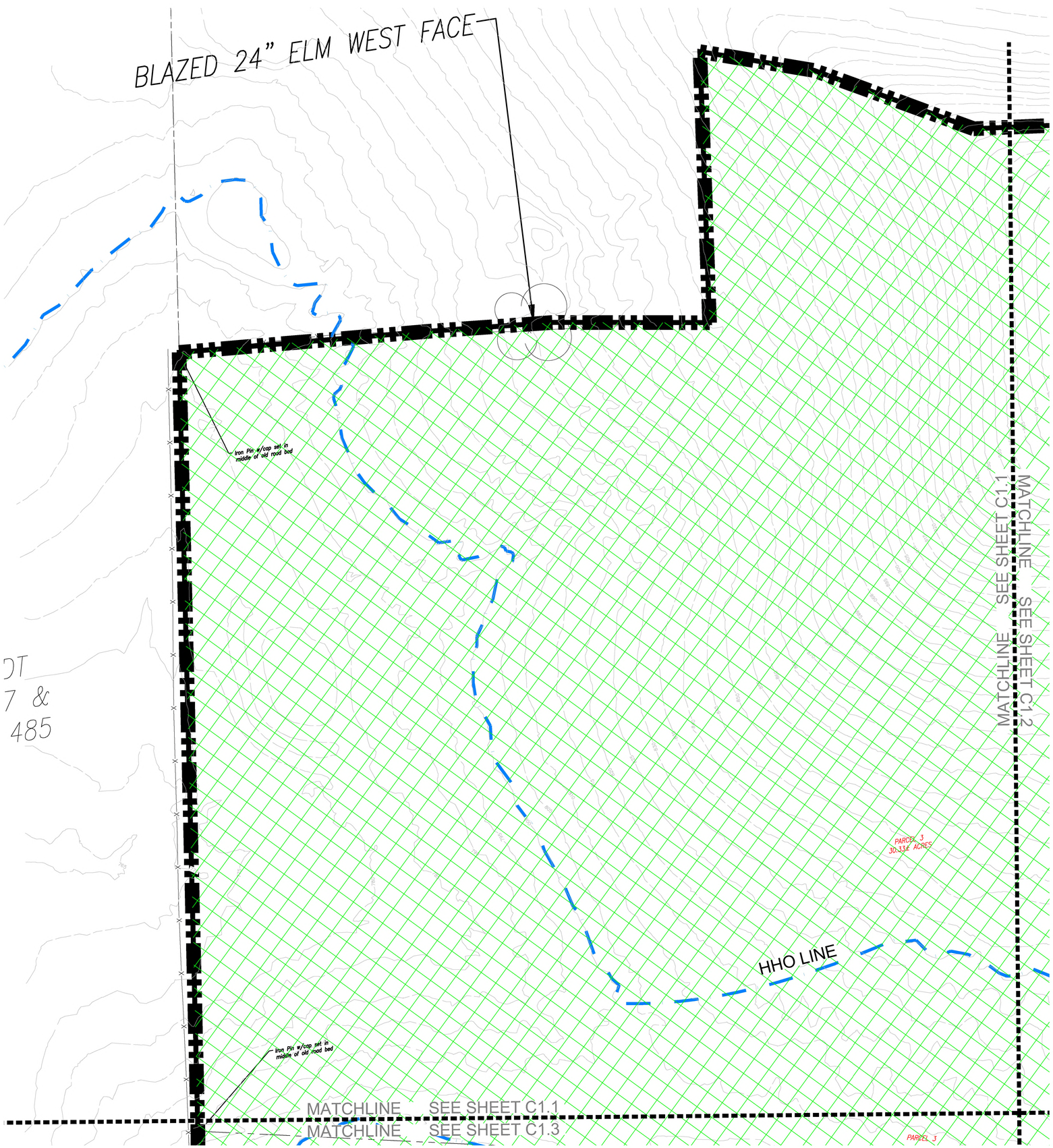

SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEWIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
091-100.01 STEVEN F. SIPOVSKY & RACHELLE E. SIPOVSKY BK. 8216, PG. 988
091-100.00 MICHAEL BUBSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BROWN HARLIN REV LIVING TRUST BK. 9090, PG. 459
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 845; BK. 1465, PG. 51; & BK. 1465, PG. 58
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.02 LIZA DANE-LLC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
104-015.01 PEANUT BUTTER AND APRICOT JELLY TRUST BK. 9191, PG. 801
104-018.07 LISS LEGACY TRUST BK. 7585, PG. 716
104-018.06 GREGORY LESTAVUETTE & RENEE LESTAVUETTE REV TRUST BK. 8340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 905 & BK. 4469, PG. 882
PARCEL 1 = TRACT 1 102.23± ACRES
PARCEL 2 10.0± ACRES
PARCEL 3 0.26± ACRES
PARCEL 4 = TRACT 1 0.183 ACRES
PARCEL 1 EXCEPTION 0.03± ACRES
OHE
GAS
Found 1/2" Iron Rod
Found 5/8" Iron Rod
Found 1/4" Iron Rod
Found 1/4" Iron Rod w/ Cap
Found 1/4" Iron Rod w/ Yellow Plastic Cap
Found 1/4" Iron Rod w/ Yellow Plastic "Surface"
Found 1/4" Iron Rod w/ Yellow Plastic "Surface" (Buried)



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION

REZONING REQUEST

Franklin, Williamson County, Tennessee

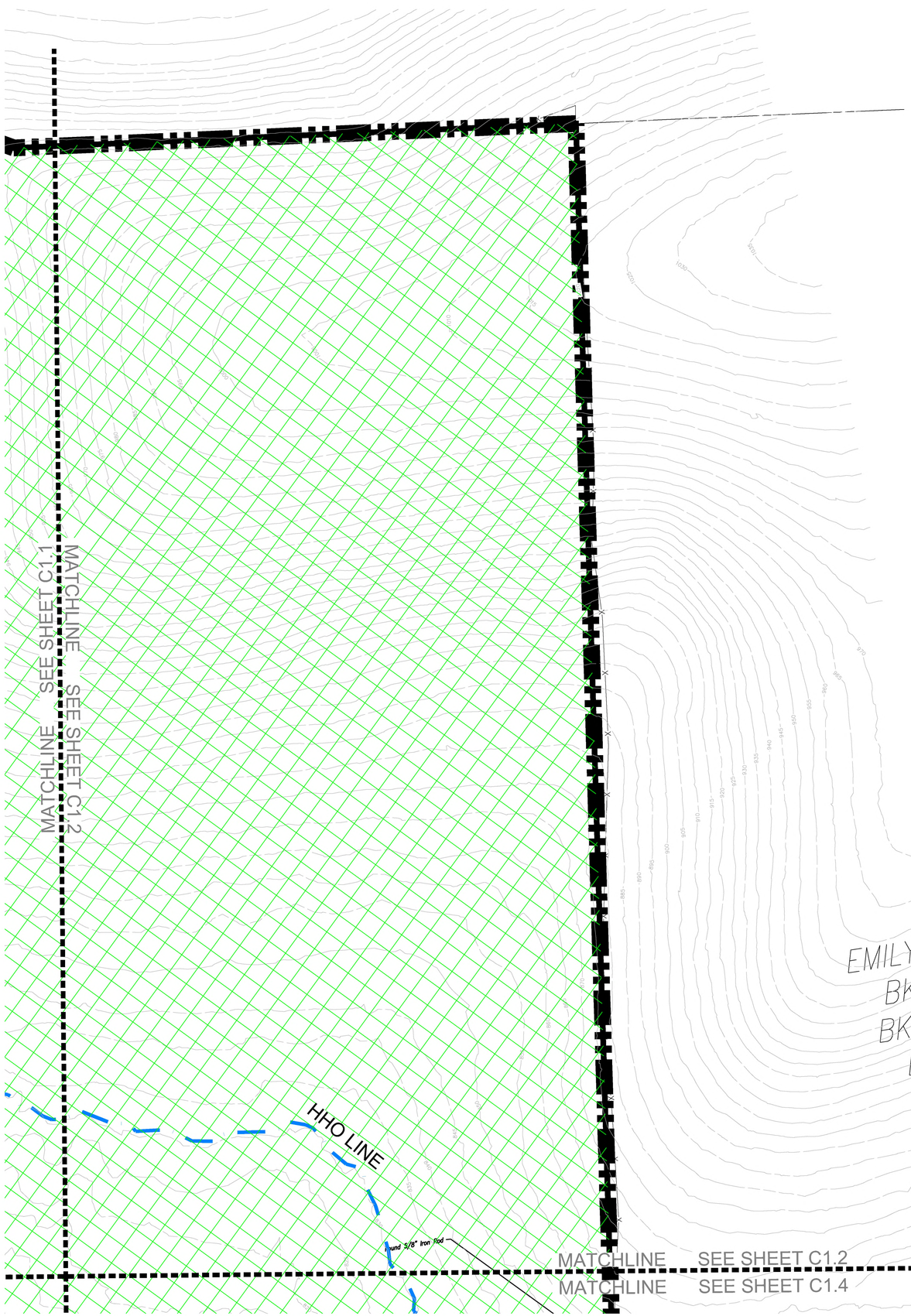
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET C1.1

COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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0' 50' 100' 150'

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

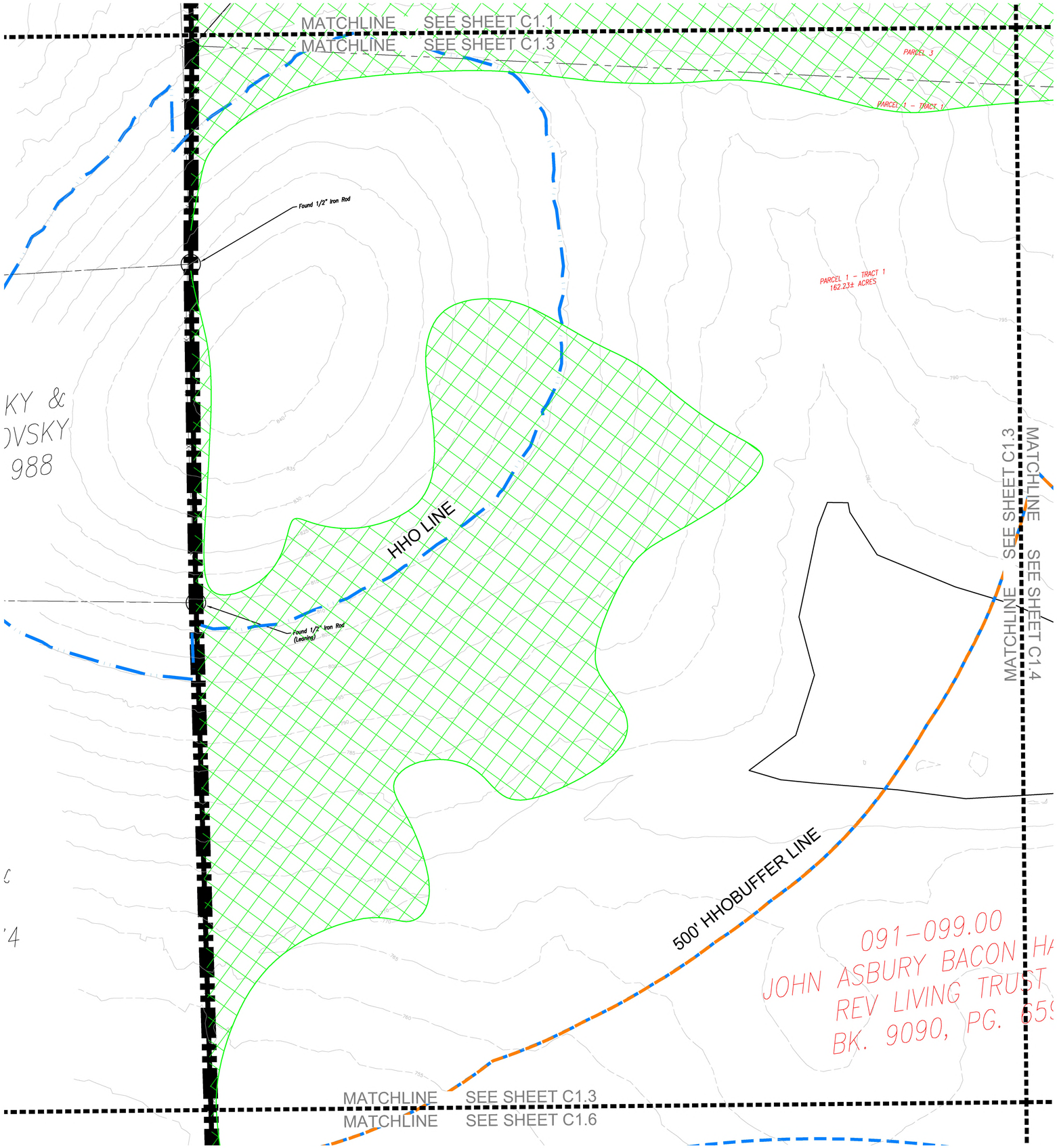
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 115525

Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
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TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
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ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.3

COF #8703

MATCHLINE SEE SHEET C1.2

MATCHLINE SEE SHEET C1.4

Found 5/8" Iron Rod

Found Planted Stone located S09°08'53"W 27.31' from Found 5/8" Iron Rod

HHO LINE

PARCEL 4 – TRACT 2
0.26± ACRES

Found Planted Stone located S84°00'26"W 138.96' from Found 5/8" Iron Rod

Multiple Headstone Grave Markers

PARCEL 1 – TRACT 1

UNNAMED TRIBUTARY TO POLK CREEK

OHE

MATCHLINE SEE SHEET C1.5

Assumed 40' R.O.W. Williamson County GIS

500' HHO BUFFER LINE

TELE

HHO LINE

UNNAMED TRIBUTARY TO POLK CREEK

PARCEL 1 – TRACT 1

PARCEL 2

MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.7

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

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HARLIN PUD SUBDIVISION

REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE

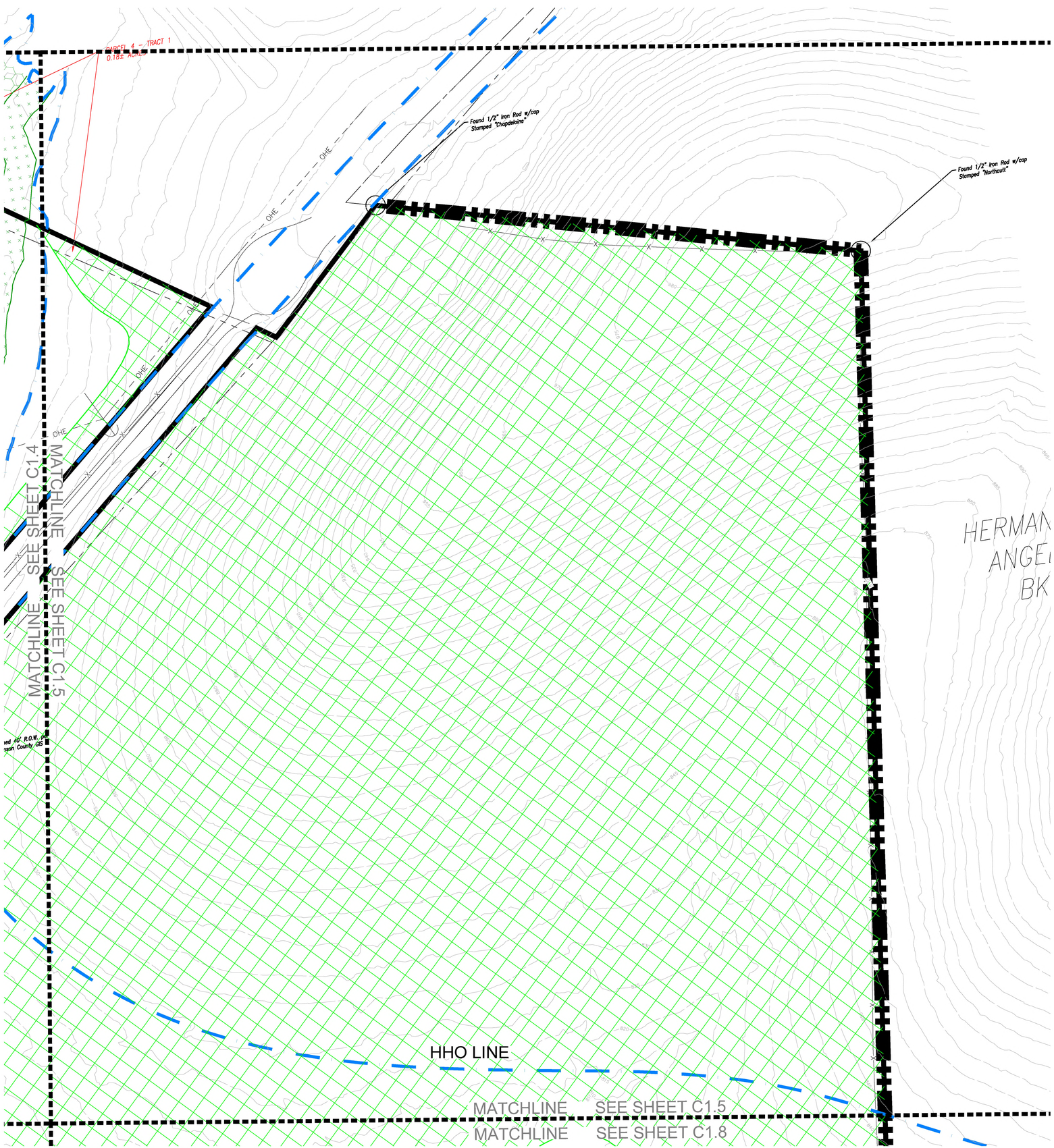
Revision Date

EXISTING CONDITIONS

SHEET

C1.4

COF #8703



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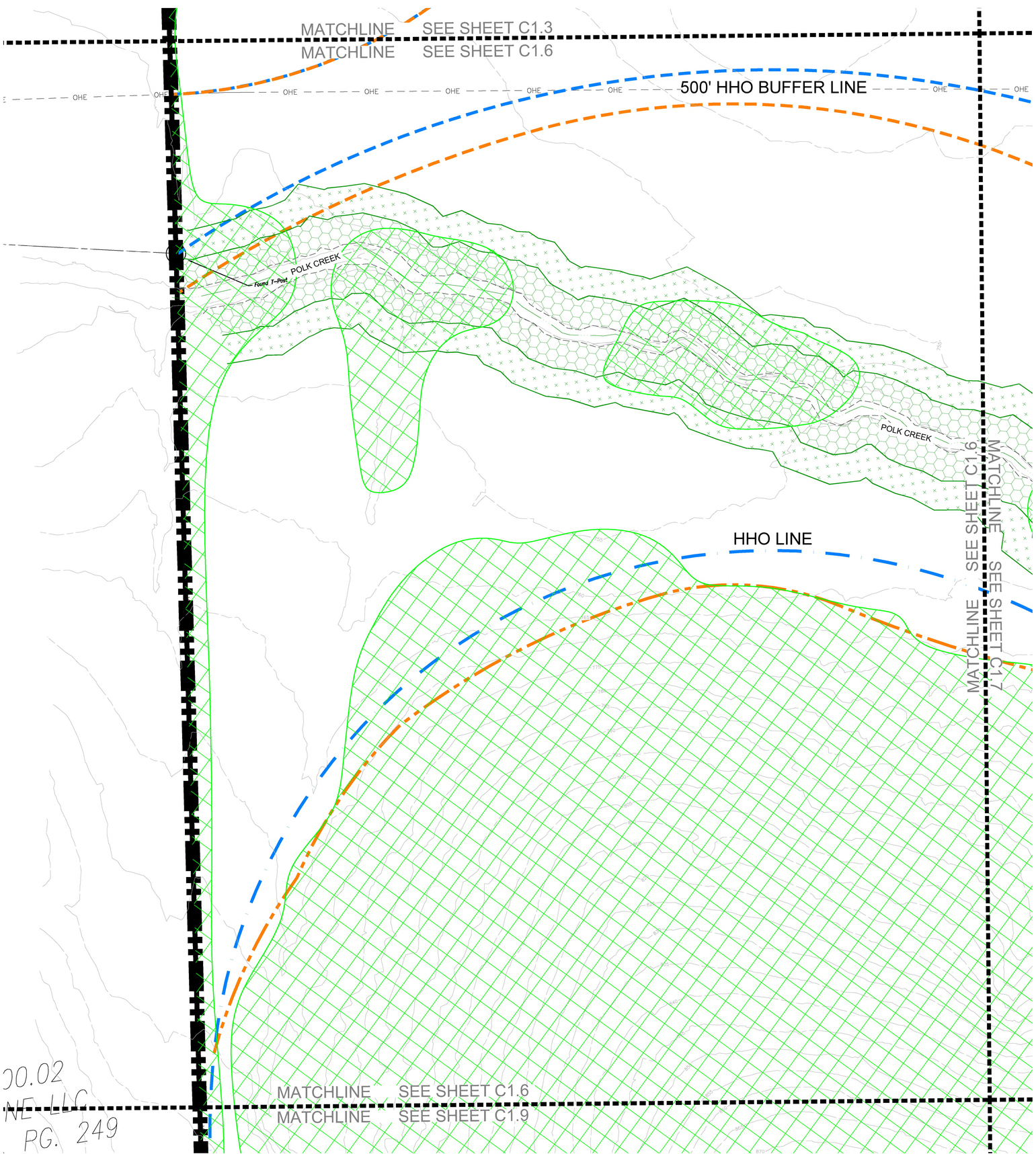
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE ARCHITECT TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.5
COF #8703



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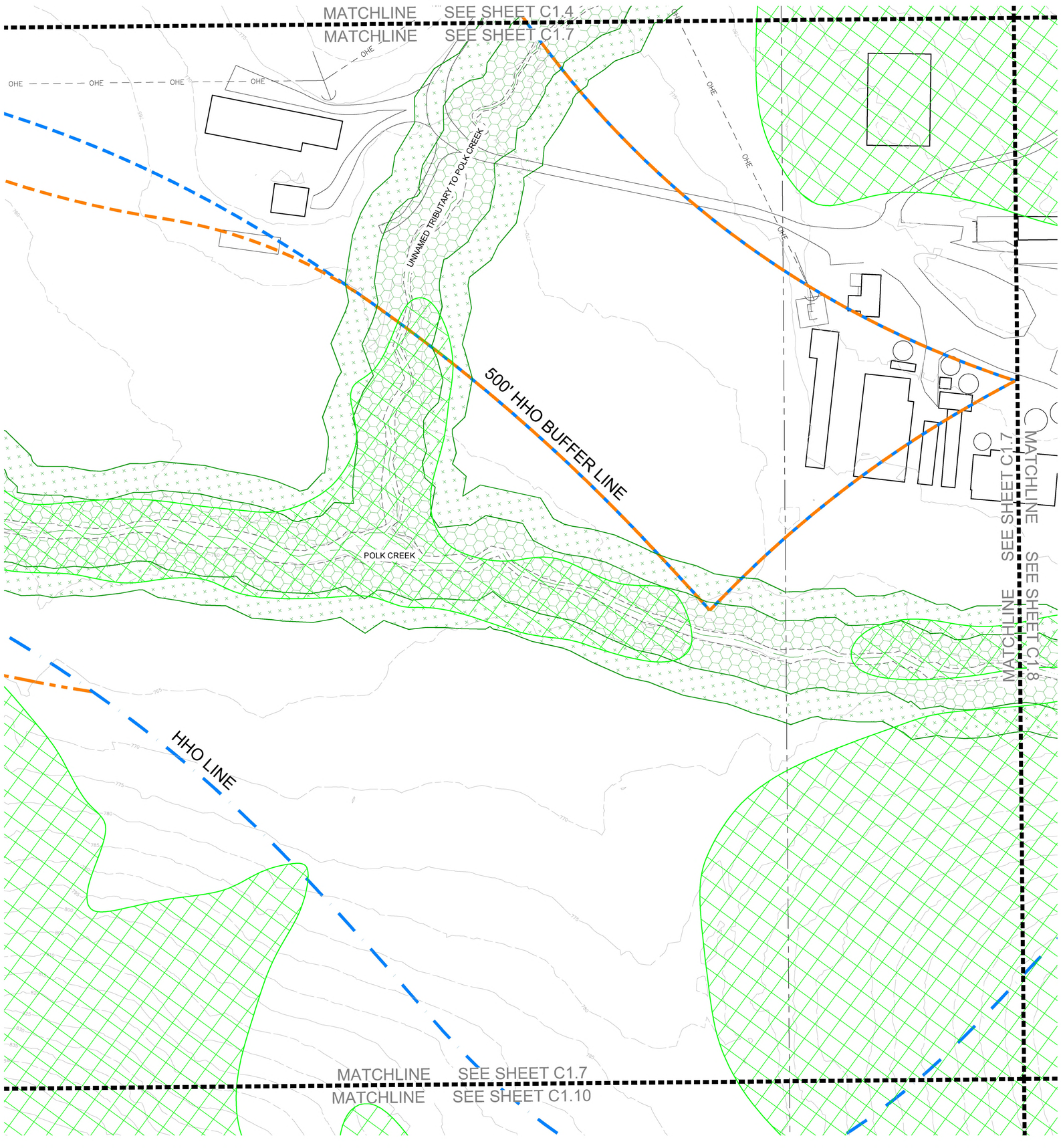
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 330525

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.6
COF #8703



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REZONING REQUEST
Franklin, Williamson County, Tennessee

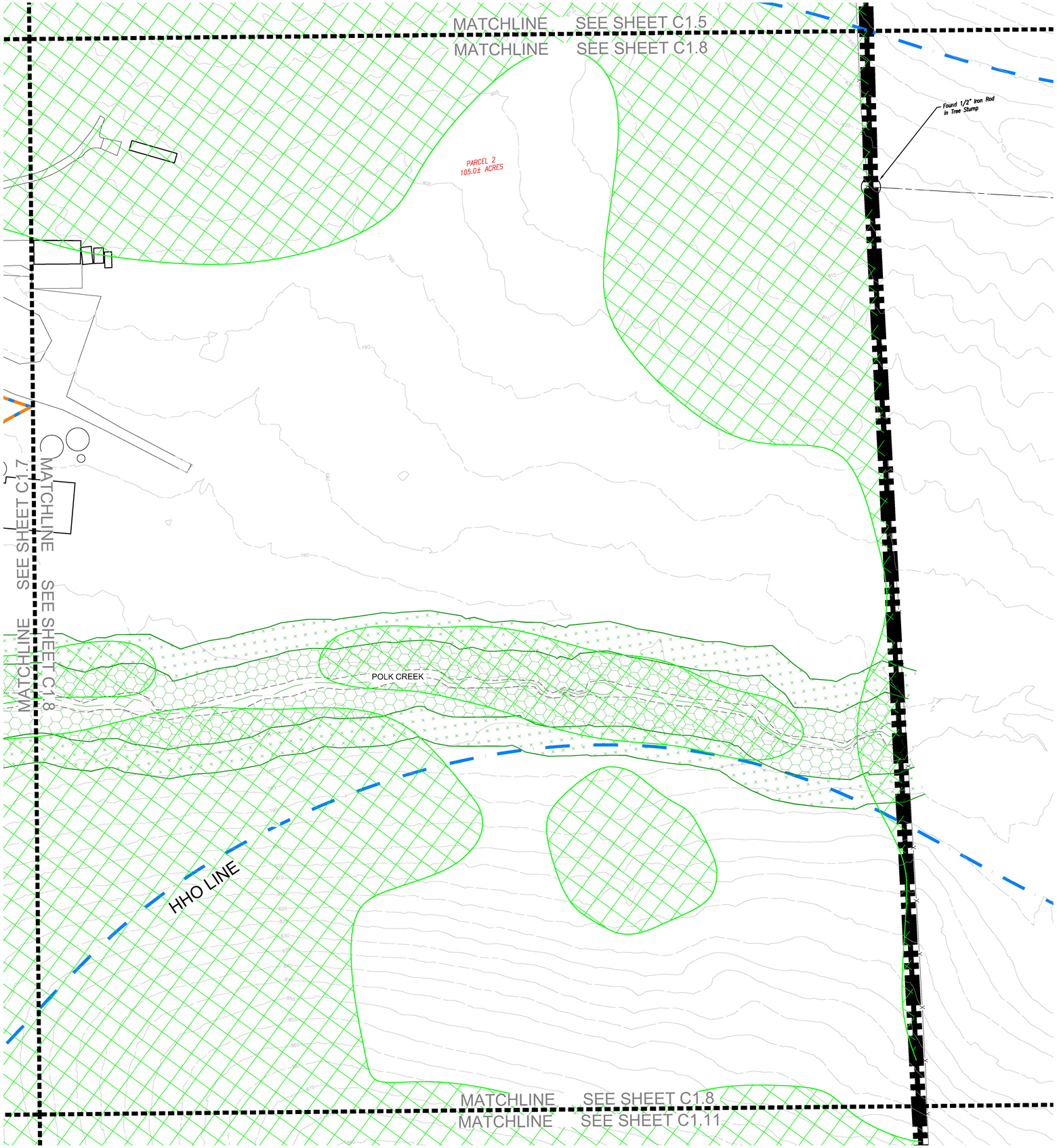
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.7

COF #8703



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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

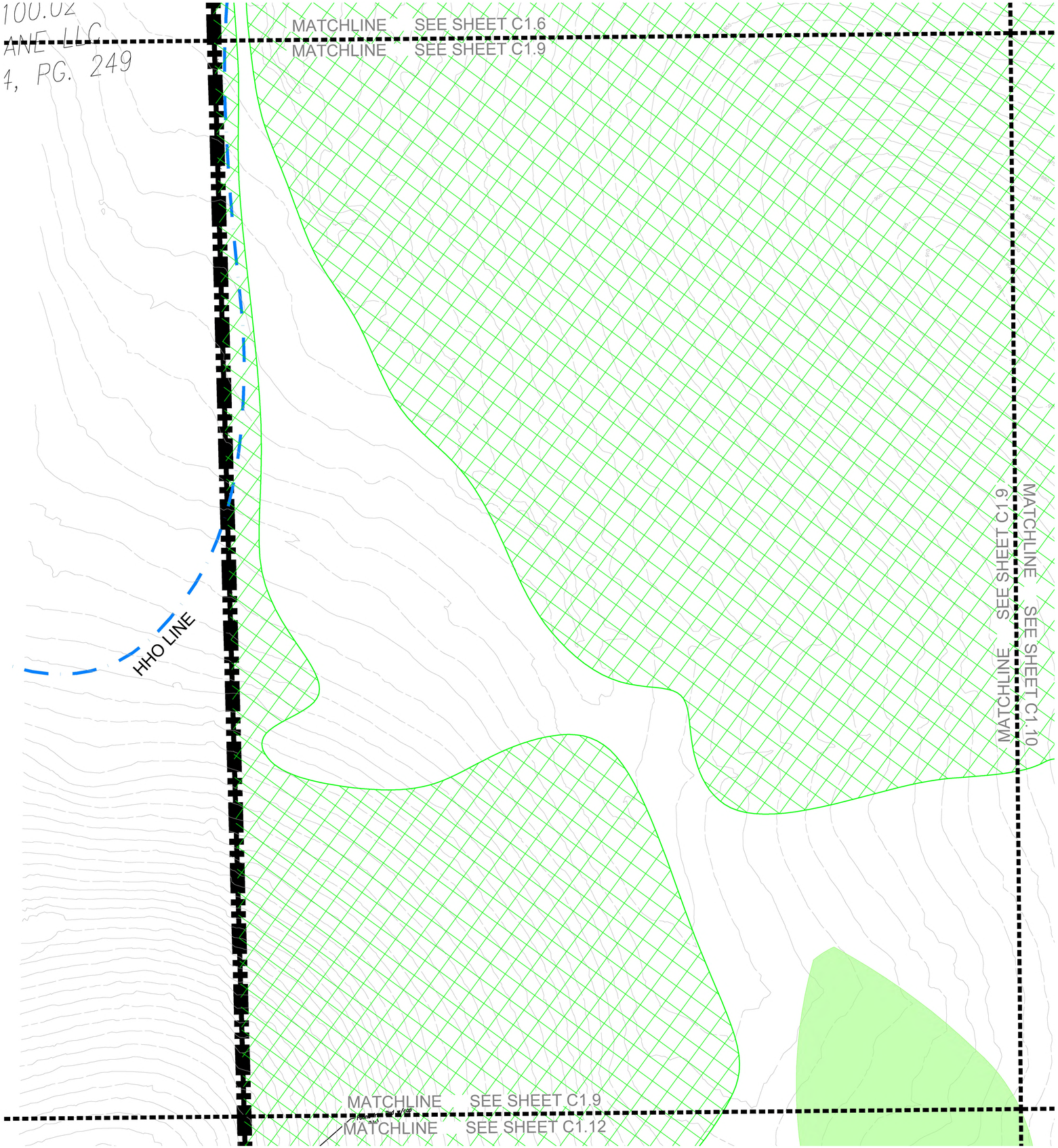
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
04/15/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.8

COF #8703



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HARLIN PUD SUBDIVISION

REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

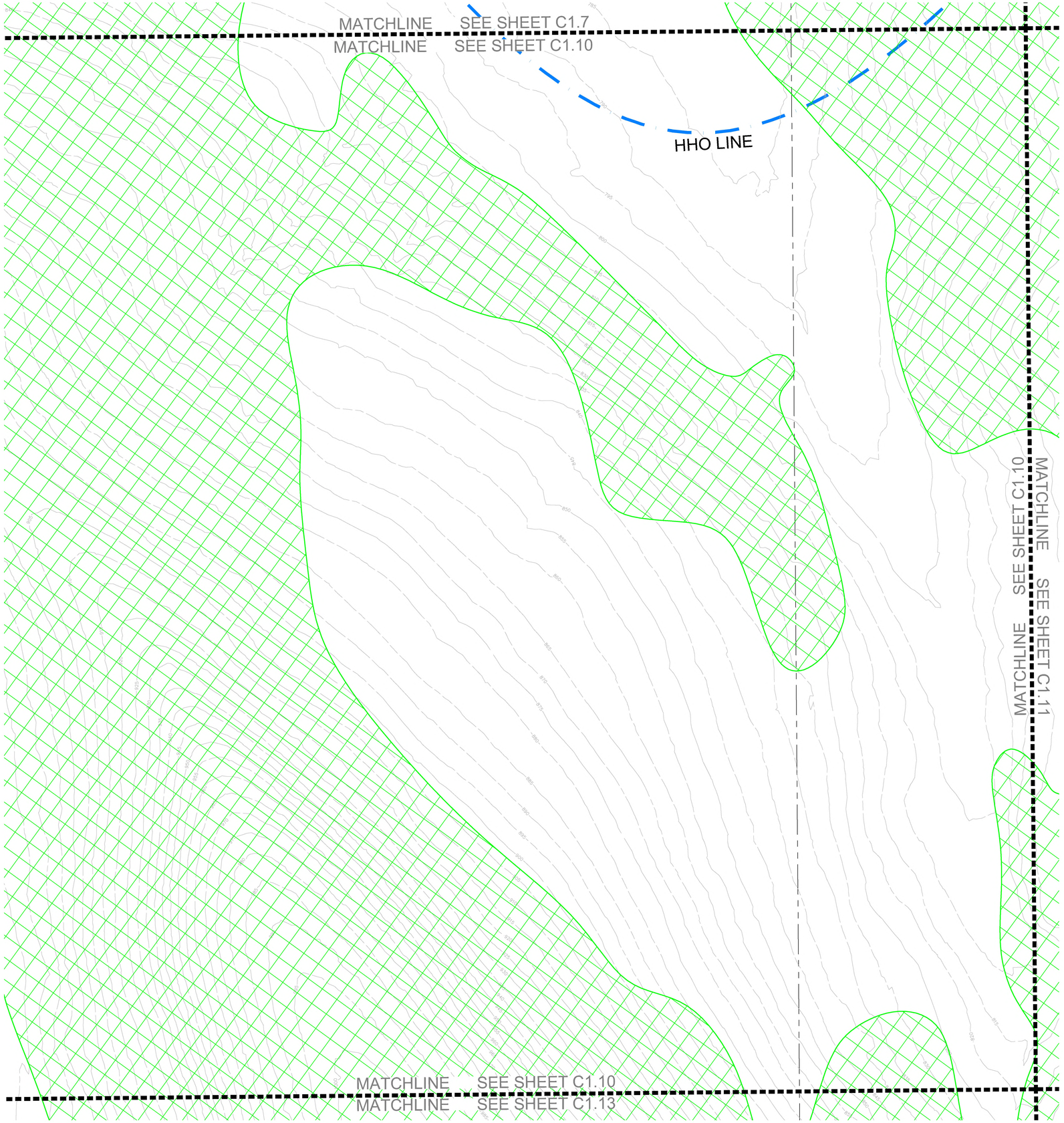
Revision Date

EXISTING CONDITIONS

SHEET

C1.9

COF #8703



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REZONING REQUEST
Franklin, Williamson County, Tennessee

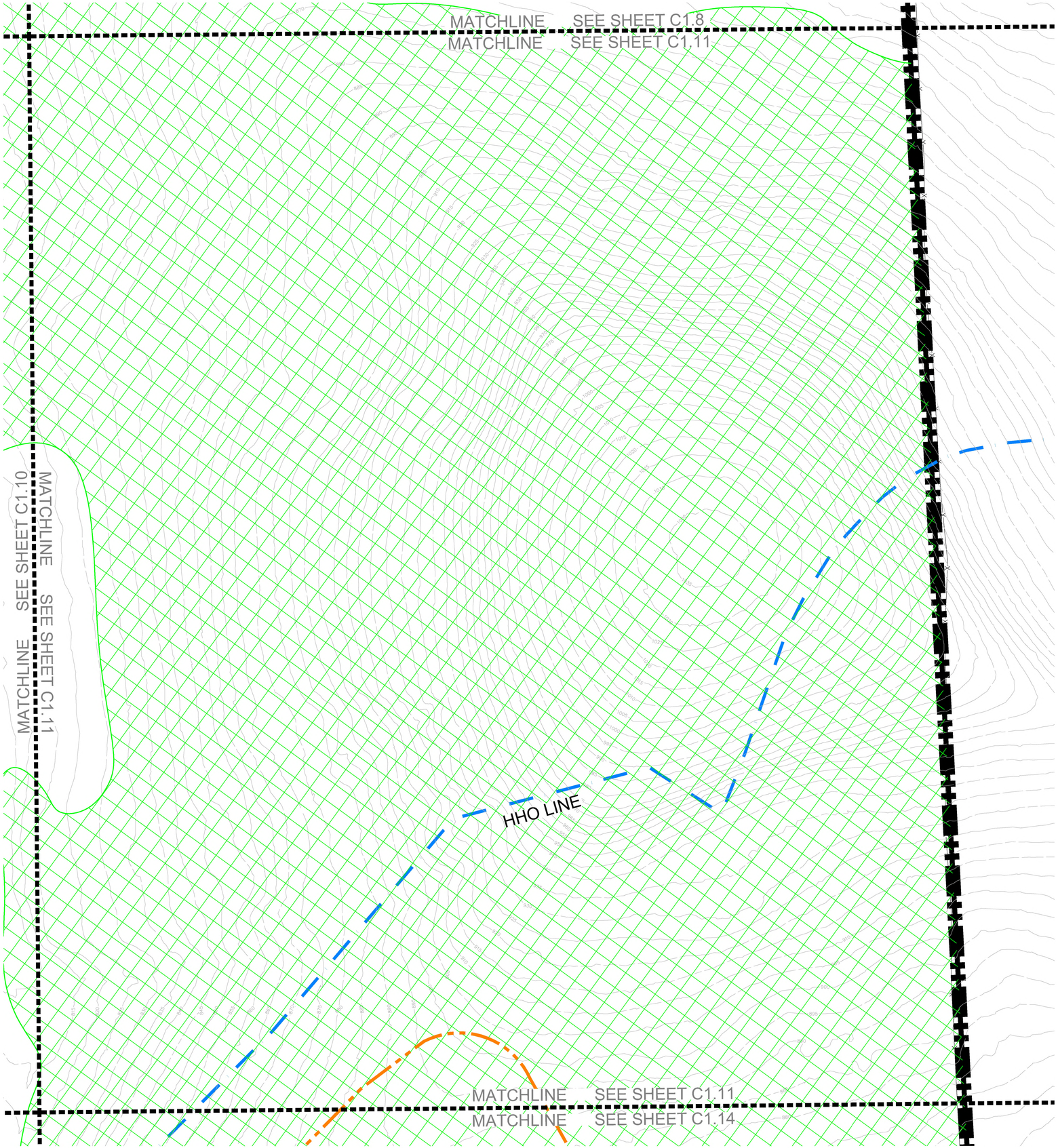
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 1103525

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.10

COF #8703



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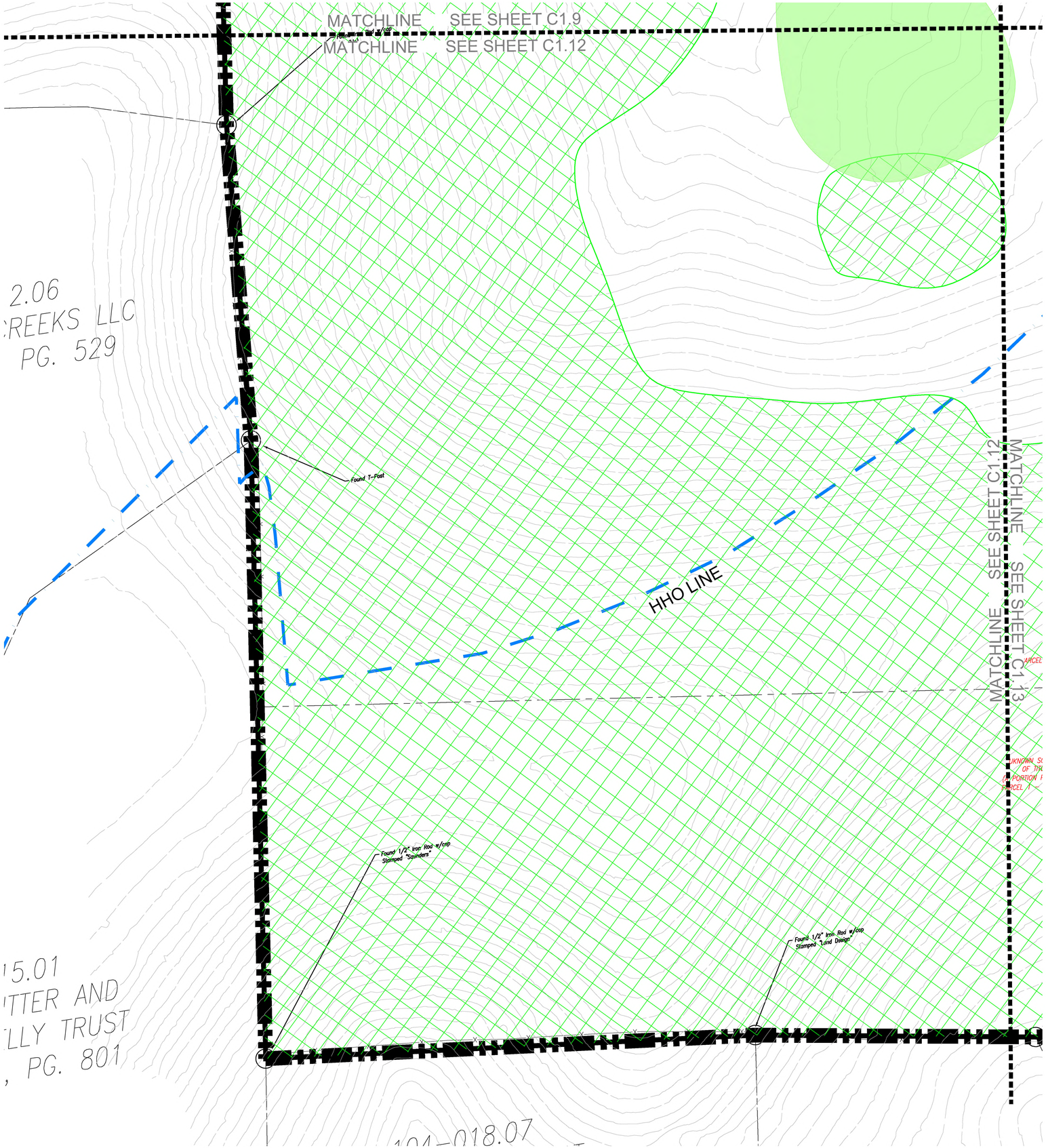
Revision Date

EXISTING CONDITIONS

SHEET
C1.11

COF #8703



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REZONING REQUEST
Franklin, Williamson County, Tennessee

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Revision Date
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- △ _____
- △ _____
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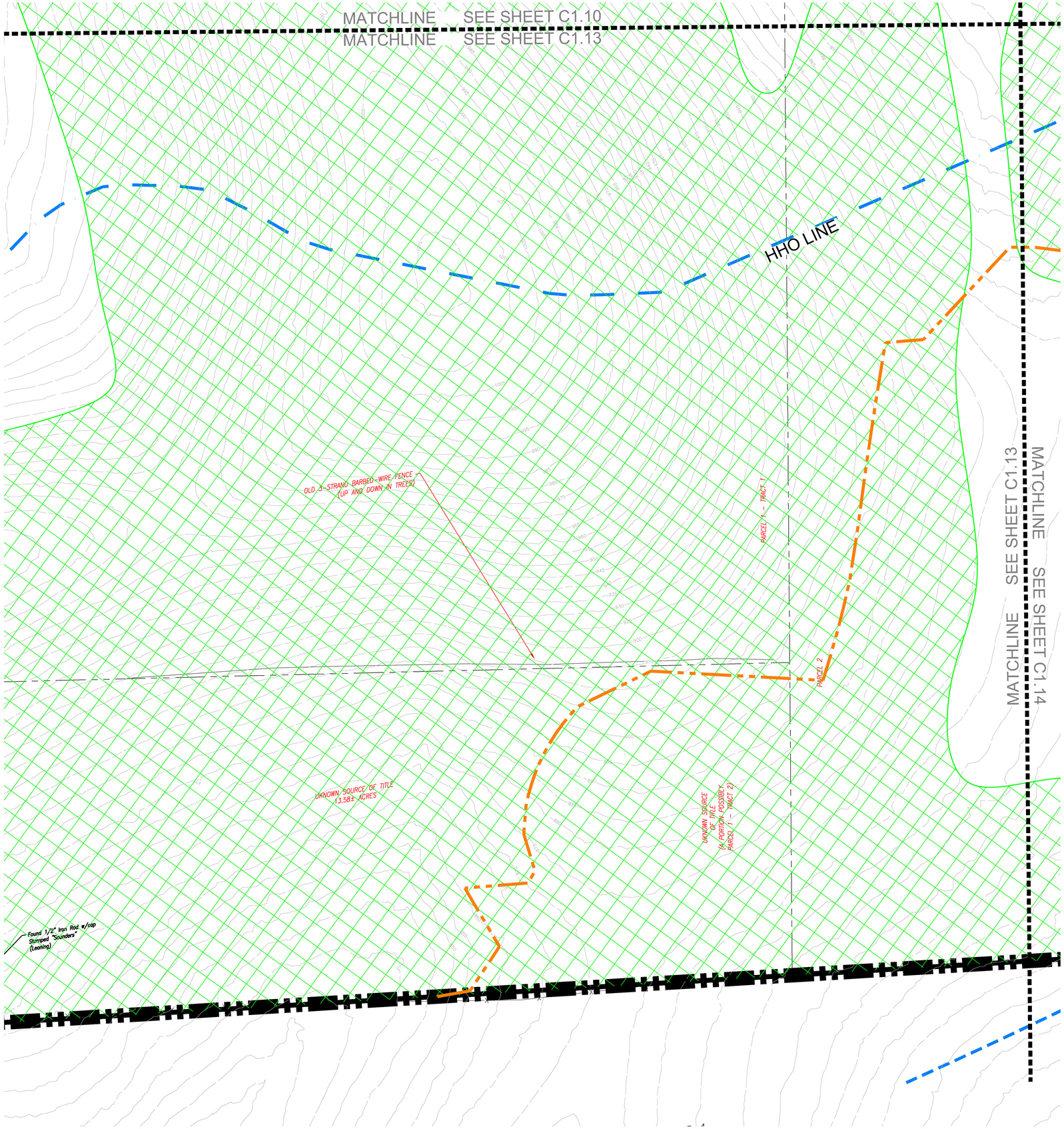
EXISTING CONDITIONS

SHEET
C1.12

COF #8703



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Franklin, Williamson County, Tennessee

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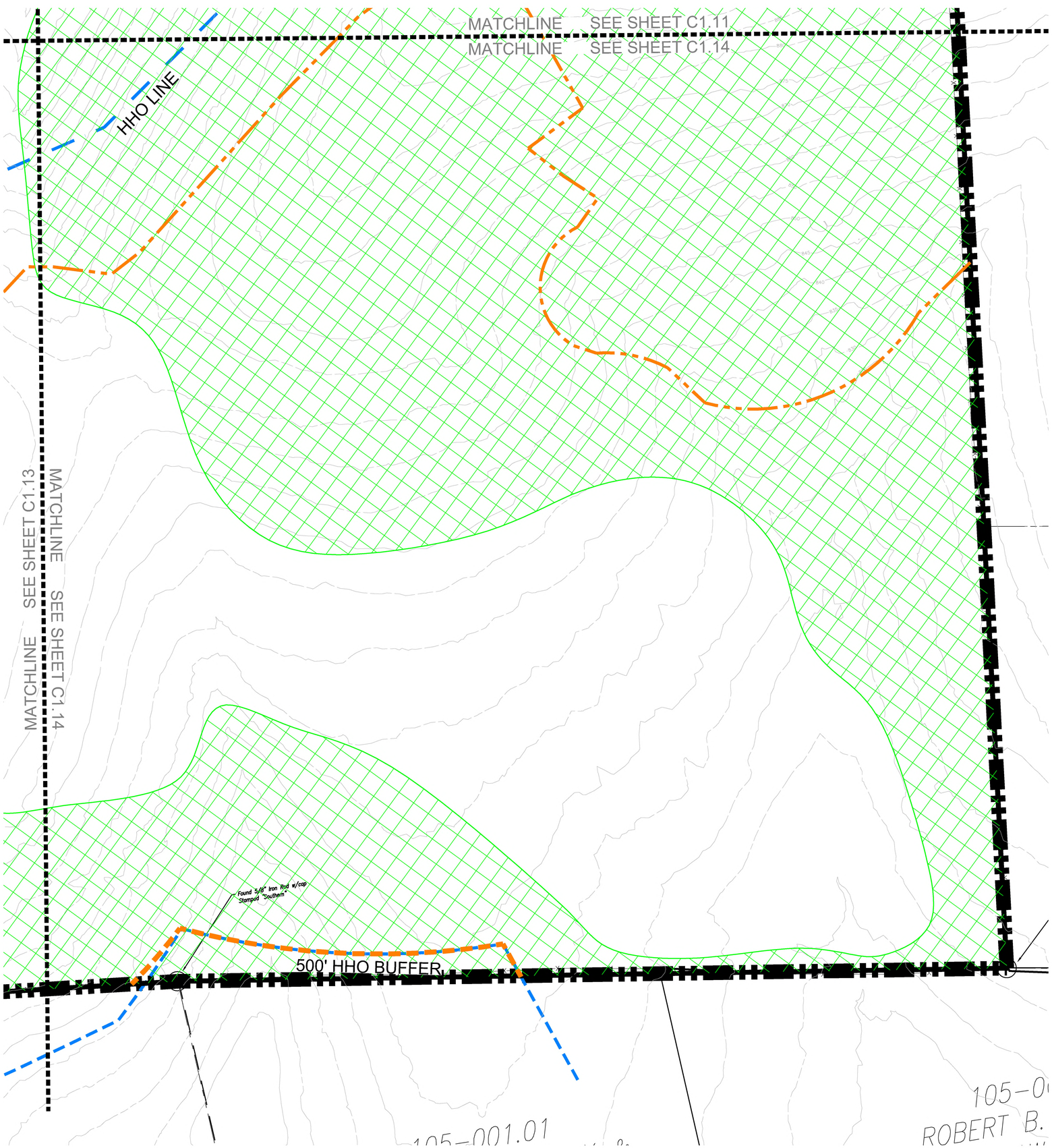
Revision Date

EXISTING CONDITIONS

SHEET
C1.13

COF #8703



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REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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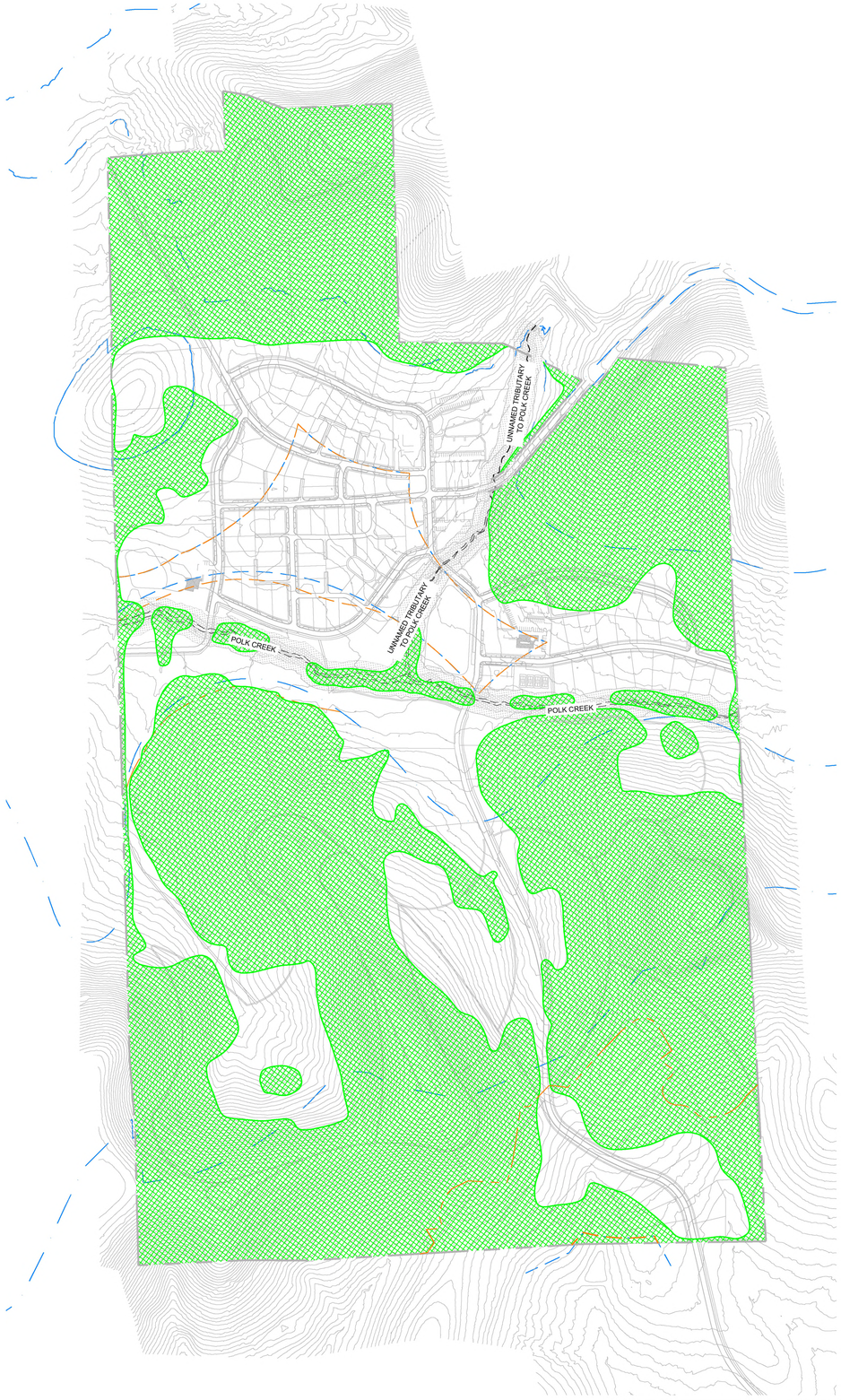
EXISTING CONDITIONS

SHEET
C1.14
COF #8703



KEY - HHO BUFFER

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER

HHO REVISION STATEMENT

OUR REQUEST:

WITH THIS APPLICATION AND THE REZONING PACKAGE. THE APPLICANT IS REQUESTING TWO ACTIONS REGARDING THE HILLSIDE HILLCREST OVERLAY (HHO) AND THE ASSOCIATED 500' HHO BUFFER. THE FIRST REQUEST IS A REVISION TO AN EXISTING HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER ON SITE. THE SECOND REQUEST IS TO ESTABLISH THE HHO AND 500' HHO BUFFER ON THE HARLIN PROPERTY IN AN AREA PREVIOUSLY NOT CONTEMPLATED IN THE CITY OF FRANKLIN'S MAP.

FIRST REQUEST: REVISION TO AN ESTABLISHED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
OUR REQUEST INCLUDES THE HHO LINE SOUTH OF THE STREAM. THE REVISED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER WILL BETTER ALIGN WITH STEEP SLOPES, VIEWSHEDS, EXISTING TOPOGRAPHY, AND EXISTING TREE CANOPY. THE REVISION IS BASED ON ON-SITE VIEWSHED REVIEW, FIELD RUN SURVEY INFORMATION, AND AERIAL PHOTOGRAPHY.

SECOND REQUEST: ESTABLISHMENT OF HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
UNTIL RECENTLY THE SOUTHERN PART OF THE HARLIN PROPERTY WAS NOT WITHIN THE CITY OF FRANKLIN URBAN GROWTH BOUNDARY. THIS CAUSES THE HHO IN THE SOUTHERN SECTION TO STOP ABRUPTLY ALONG THE PREVIOUS GIS LINE FOR THE URBAN GROWTH BOUNDARY. OUR TEAM SEEKS TO DEFINE THE HHO AND HHO BUFFER IN THAT AREA TO BETTER FOLLOW THE DEFINITION IN THE CITY OF FRANKLIN ZONING ORDINANCE.

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE ARCHITECT
LANDSCAPE ARCHITECT
04/03/25

Revision Date
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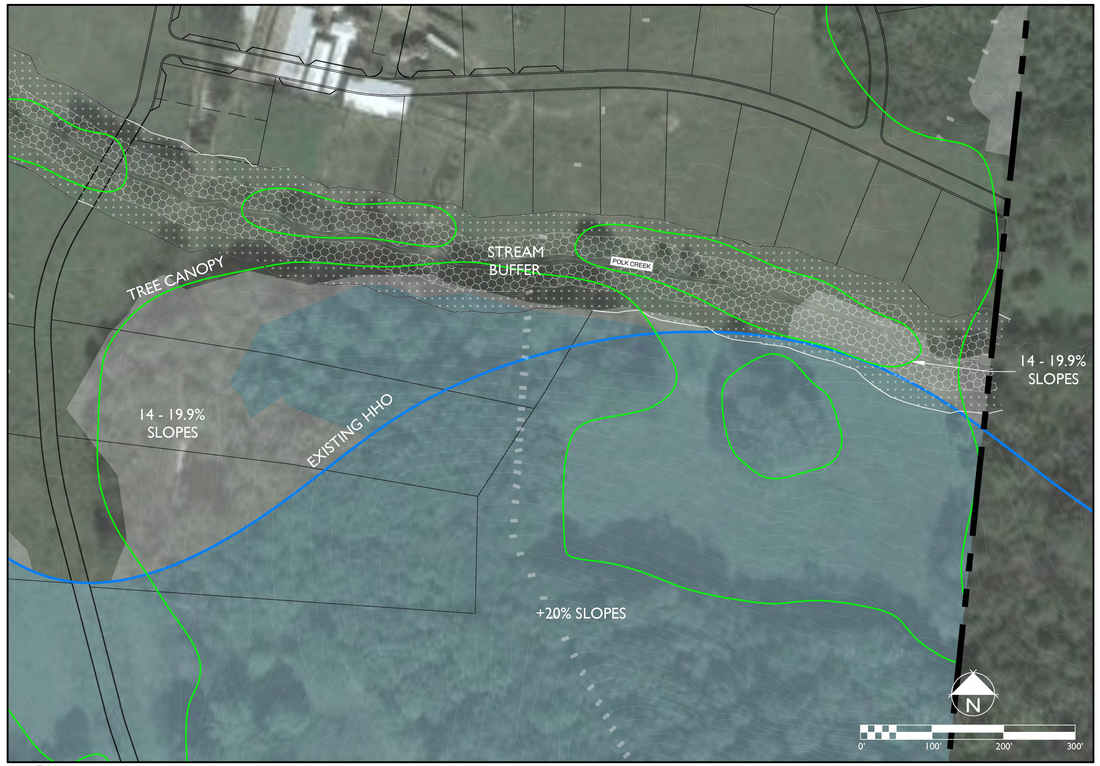
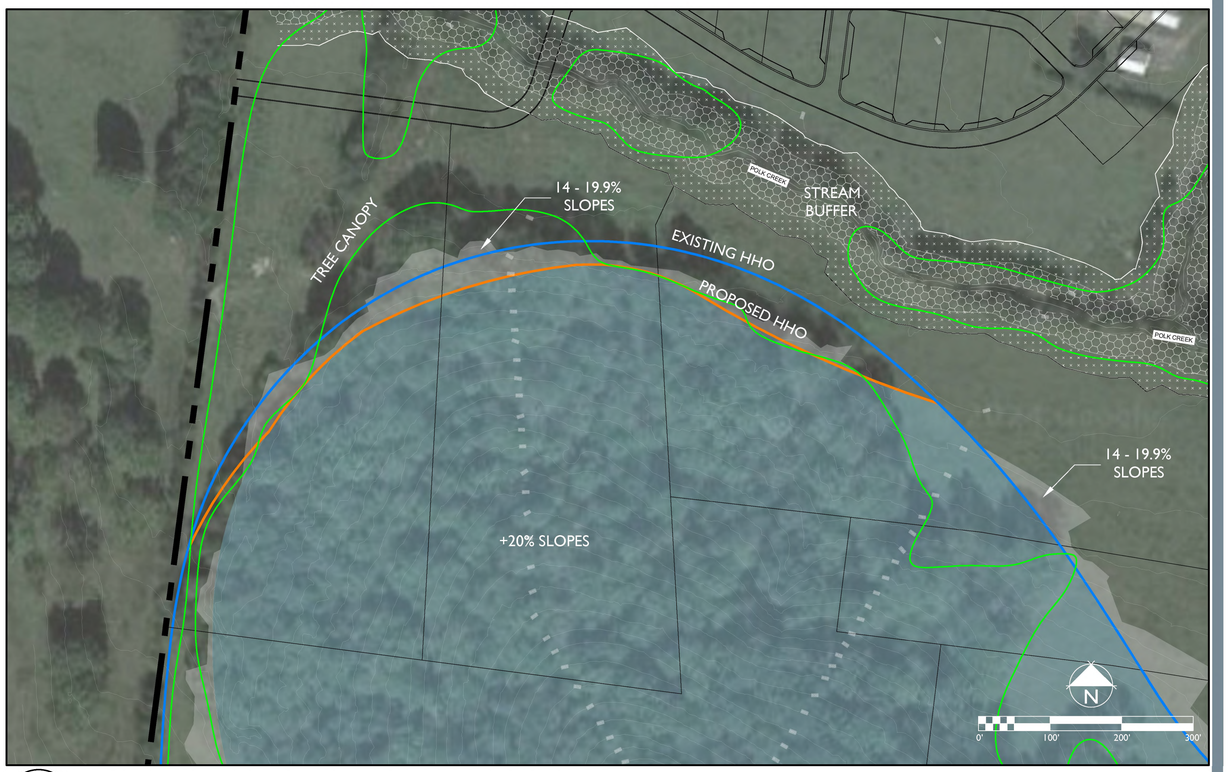
HHO REVISION

SHEET
C2.0

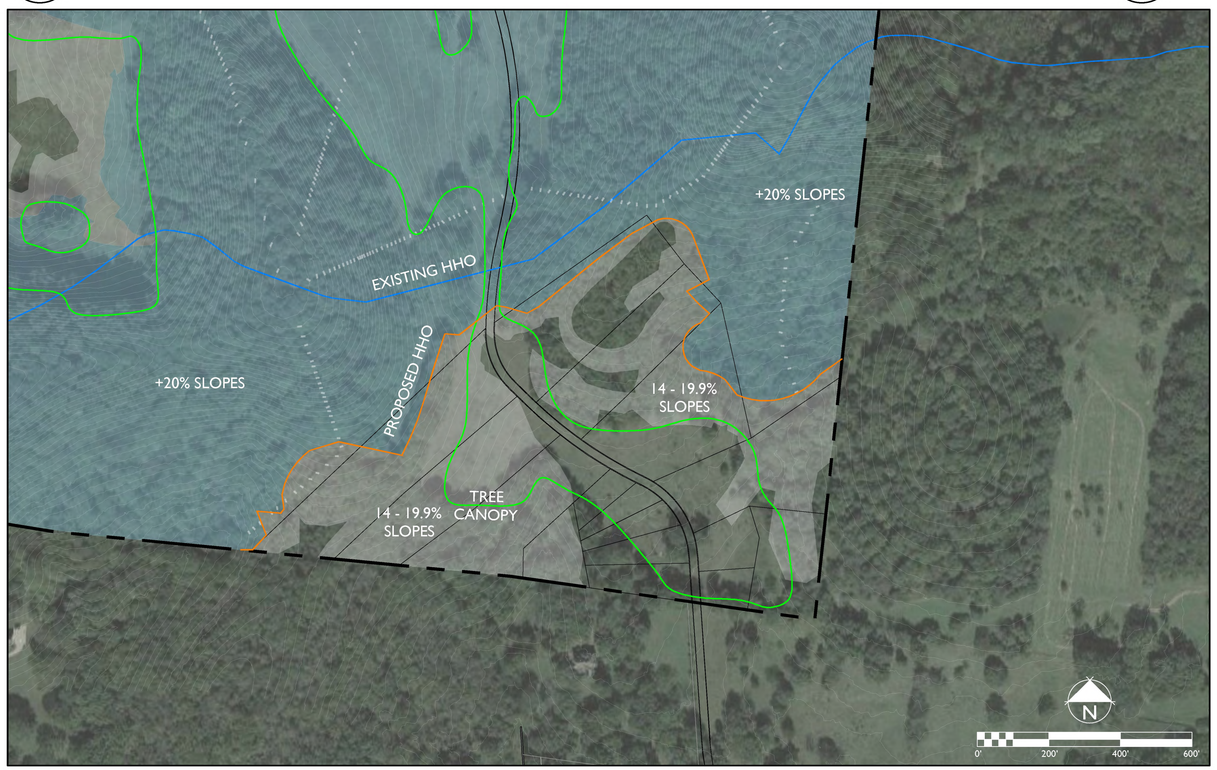
COF #8703



1 C2.1 EXISTING HHO SOUTH EAST OF CREEK (NO REVISION)



2 C2.1 PROPOSED REVISION OF HHO SOUTH WEST OF CREEK



3 C2.1 PROPOSED REVISION OF HHO SOUTHERN PROPERTY LINE

JUSTIFICATION

ENLARGEMENT 1: THE DESIGN TEAM STUDIED THE EXISTING HHO LINES FOR GUIDANCE ON HOW THE HHO LINES HAD BEEN PREVIOUSLY ESTABLISHED. IN IMAGE 1, THE EXISTING HHO SOUTH OF THE CREEK AND EAST OF PROPOSED FARREN WAY WAS REVIEWED. THE HHO IN THIS AREA MOSTLY FOLLOWS THE LINE BETWEEN THE 14-19.9% SLOPES AND THE +20% SLOPES, BUT IT SOME CASES THE HHO LINE CROSSES INTO AREAS OF +20% SLOPES OR THROUGH AREAS OF EXISTING TREE CANOPY. TREE CANOPY DOES NOT APPEAR TO HAVE BEEN A FACTOR IN ESTABLISHING THE HHO IN THIS AREA.

ENLARGEMENT 2: IMAGE 2 SHOWS A MODIFICATION OF THE HHO SOUTH OF THE CREEK AND WEST OF THE PROPOSED FARREN WAY. HERE, THE PROPOSED HHO REVISION ADOPTS THE PRECEDENT STUDIED IN IMAGE 1, HUGGING THE TOE OF THE SLOPE WHILE FOLLOWING THE LINE DISTINGUISHING BETWEEN 14-19.9% AND +20% SLOPES.

ENLARGMENT 3: IMAGE 3 SHOWS MODIFYING THE SOUTHERN AREA OF THE PROPERTY APPLYING THE SAME LOGIC. HERE THE SLOPE ANALYSIS HAS BEEN STUDIED IN GREATER DETAIL AND THE PROPOSED HHO LINE FOLLOWS THE LINE BETWEEN 14-19.9% AND +20% SLOPES

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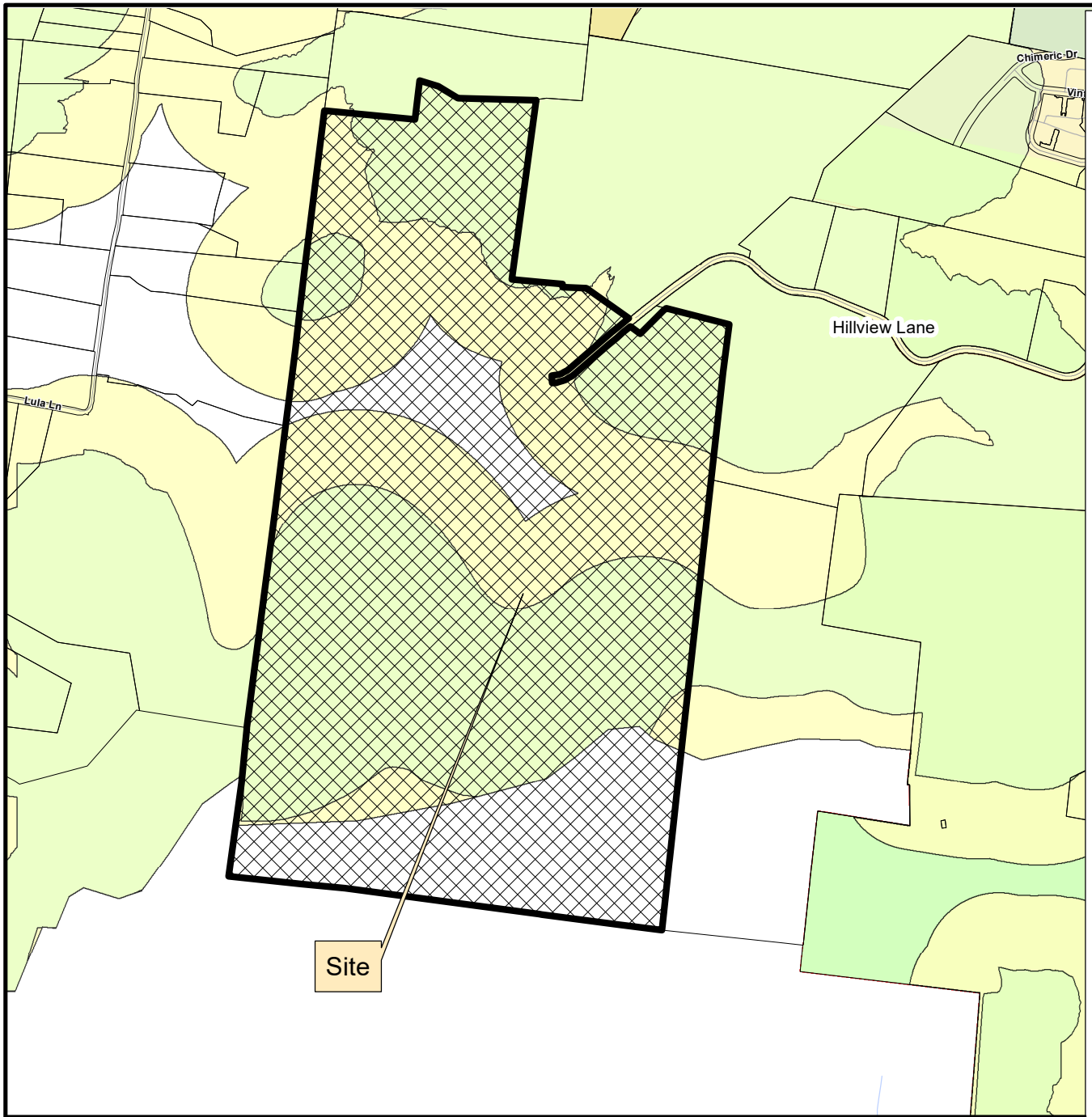
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
04/03/25

Revision Date

HHO REVISION ENLARGEMENTS
SHEET
C2.1
COF #8703



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

- Harlin PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

HARLIN PUD SUBDIVISION

REZONING REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS
C2.0	HHO REVISION
C2.1	HHO REVISION ENLARGEMENTS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:
DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:
KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:
BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:
HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

PUBLIC RELATIONS:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
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EXISTING ZONING:	MGA-1, RP-5, COUNTY
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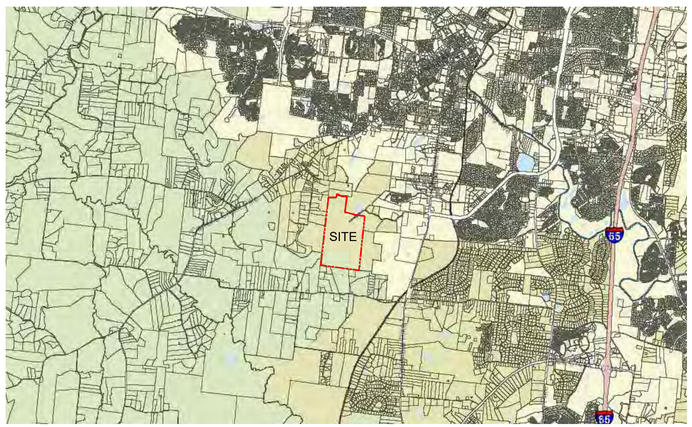
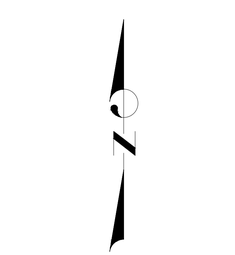
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

VICINITY MAP



NOT TO SCALE



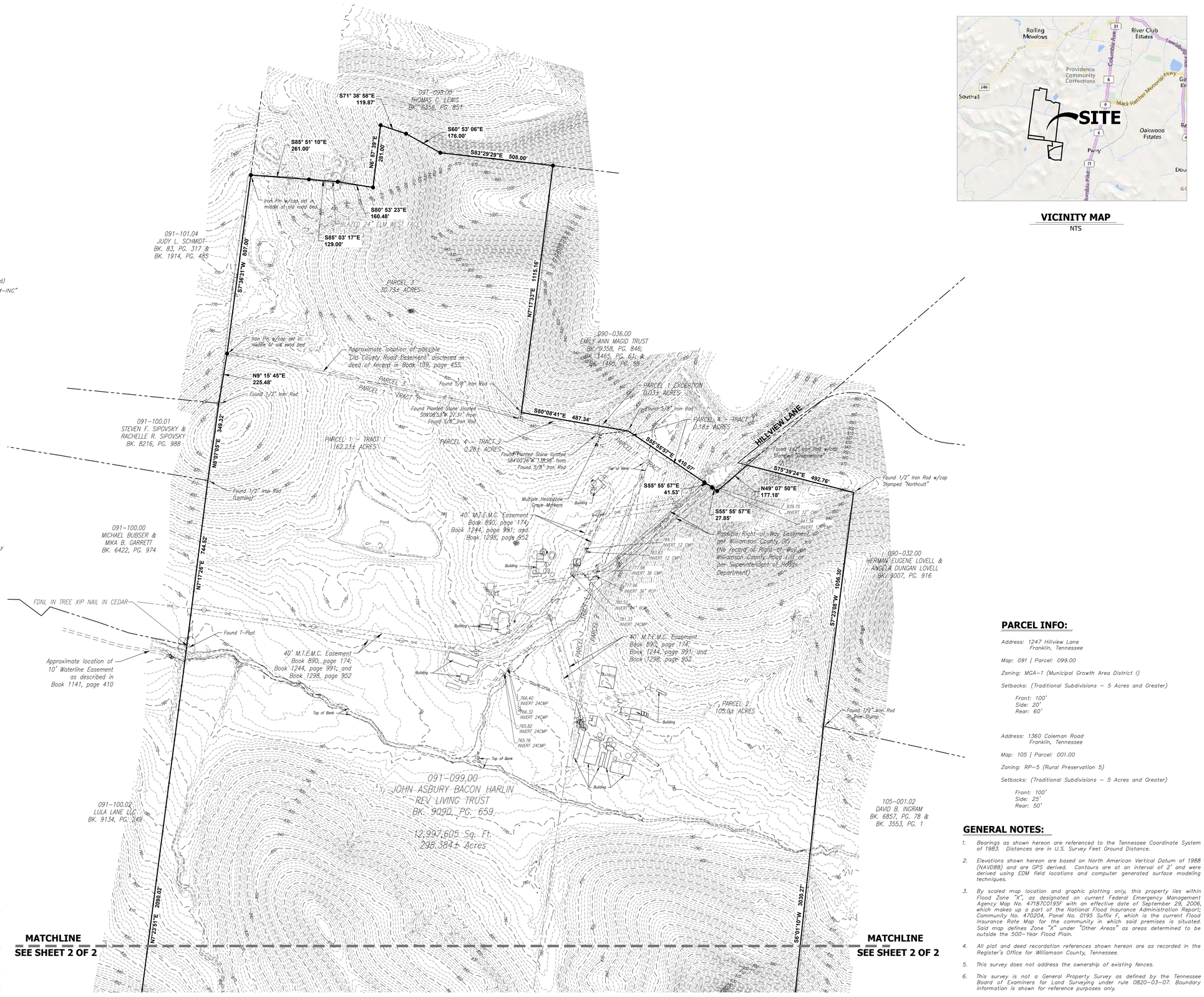


(See Note 1)

GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line



VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

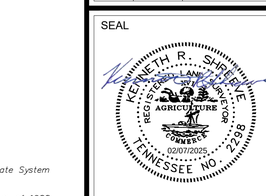
MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL



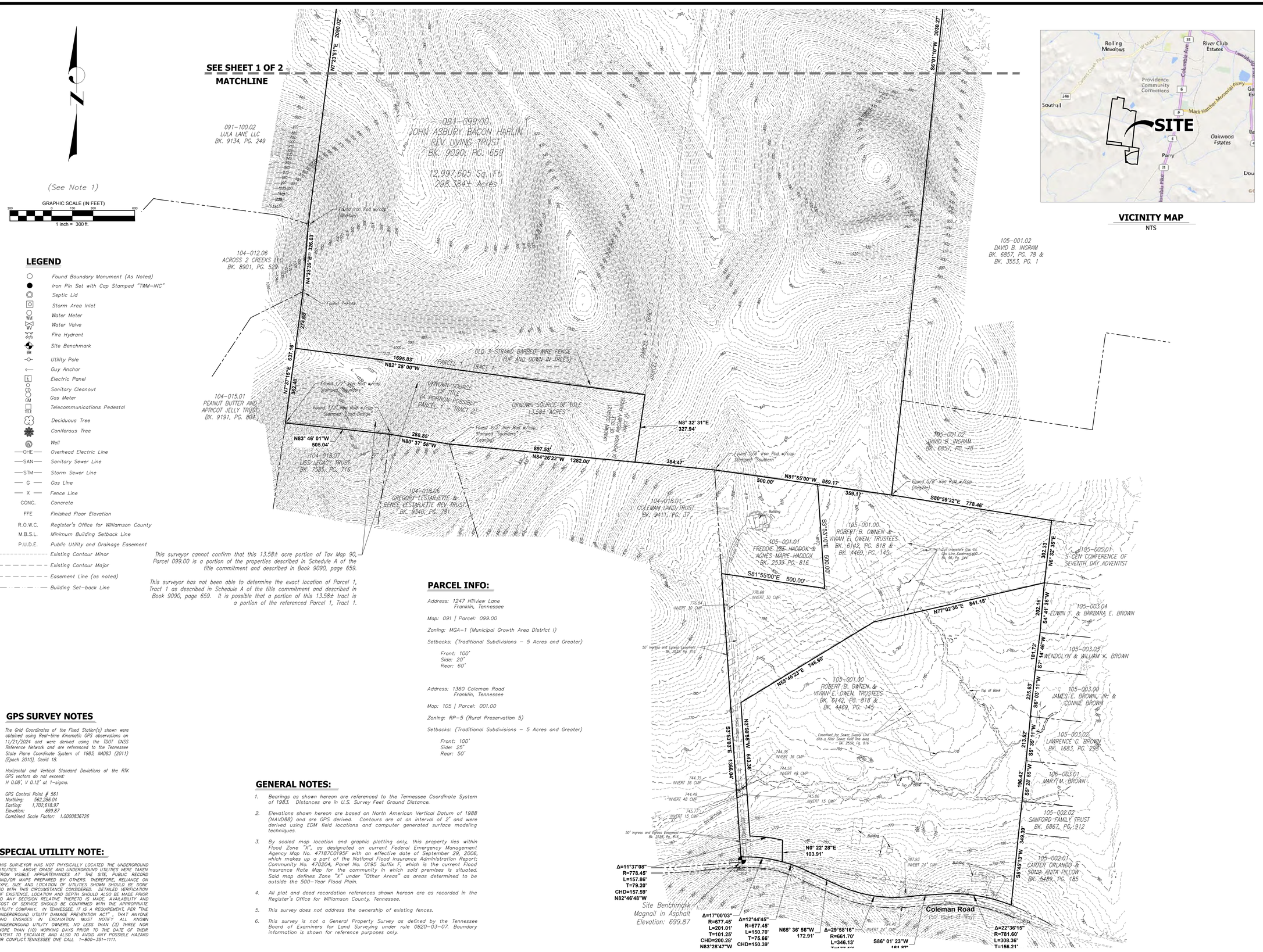
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

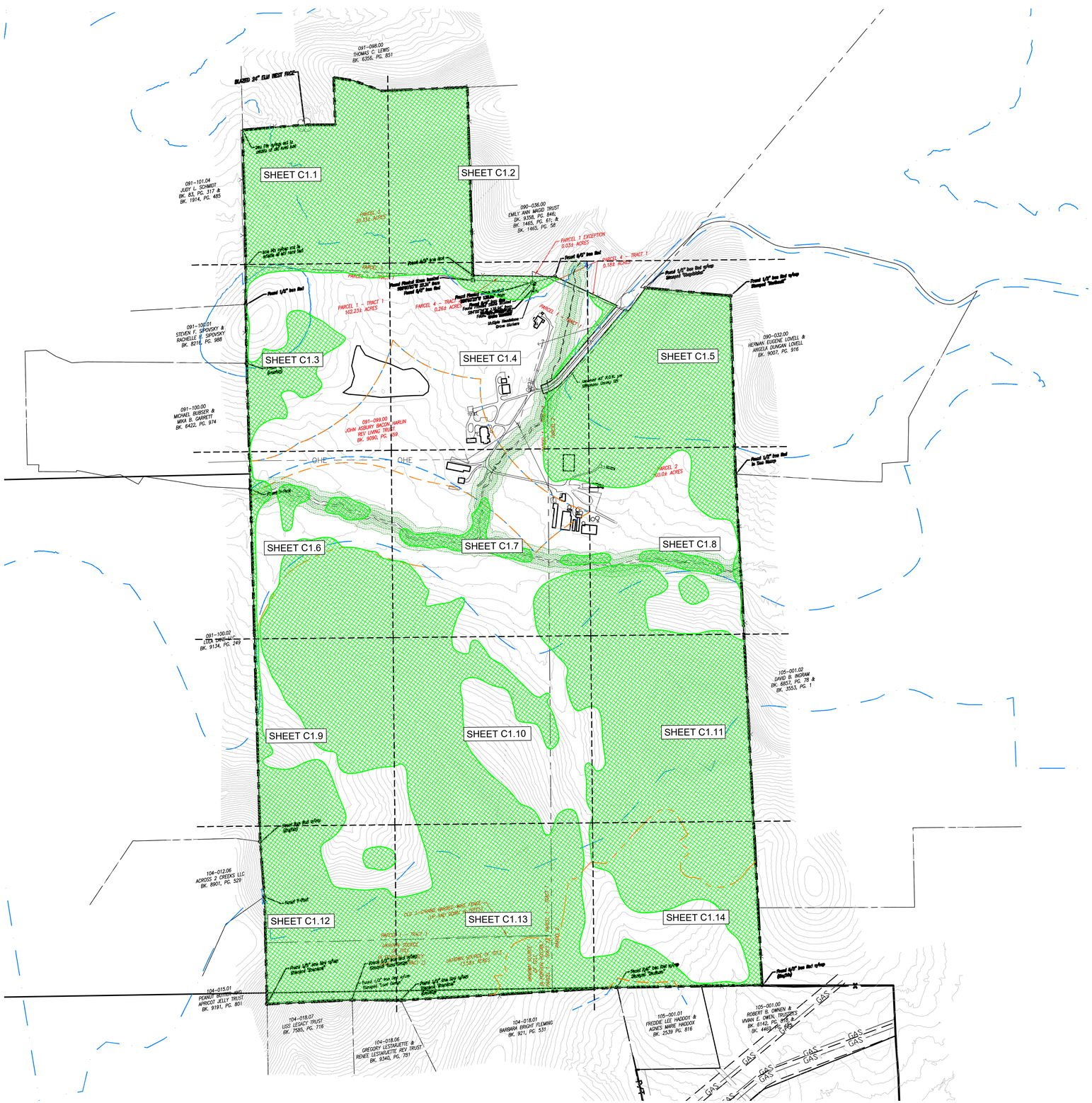
PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve


SEE SHEET 1 OF 2
MATCHLINE
(See Note 1)
GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.
091-099.00
JOHN ASBURY BACON HARLIN REV. LIVING TRUST
BK. 9090, PG. 659
12,997,605 Sq. Ft
298.384± Acres
091-100.02
LULA LANE LLC
BK. 9134, PG. 249
104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529
104-015.01
PEANUT BUTTER AND APRICOT JELLY TRUST
BK. 9191, PG. 801
104-019.07
LSS/ LEGACY TRUST
BK. 7585, PG. 716
104-018.06
GREGORY LESTARJETTE & PERCE LESTARJETTE REV TRUST
BK. 9340, PG. 781
104-019.01
COLEMAN LAND TRUST
BK. 9411, PG. 37
105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 & BK. 3553, PG. 1
105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78
105-001.00
ROBERT B. OWNEN & VIVIAN EL OWEN, TRUSTEES
BK. 6142, PG. 818 & BK. 4469, PG. 145
105-001.01
FREDDIE LEE HADDOX & AGNES MARIE HADDOX
BK. 2539 PG. 816
105-005.01
S CEN CONFERENCE OF SEVENTH DAY ADVENTIST
105-003.04
EDWIN F. & BARBARA E. BROWN
105-003.03
WENDOLYN & WILLIAM K. BROWN
105-003.00
JAMES E. BROWN, JR. & CONNIE BROWN
105-003.02
LAWRENCE C. BROWN
BK. 1683, PG. 298
105-003.01
MARY M. BROWN
105-002.02
SANFORD FAMILY TRUST
BK. 6867, PG. 912
105-002.01
CARTER ORLANDO & SONJA ANITA PILLOW
BK. 5489, PG. 185
Coleman Road
(50' Right-of-Way)
PARCEL 1 (TRACT 1)
PARCEL 2 (TRACT 2)
OLD 3-STRAND BARBED WIRE FENCE (UP AND DOWN IN TREES)
UNKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 - TRACT 2)
UNKNOWN SOURCE OF TITLE 1.159± ACRES
Found Iron Rod w/cap (illegible)
Found 1" Pinch
Found 1/2" Iron Rod w/cap Stamped "Saunders"
Found 1/2" Iron Rod w/cap Stamped "Saunders" (Leaning)
Found 1/2" Iron Rod w/cap Stamped "Land Design"
Found 5/8" Iron Rod w/cap Stamped "Southern"
Found 5/8" Iron Rod w/cap (illegible)
Found 5/8" Iron Rod w/cap (illegible)
Found 5/8" Iron Rod w/cap (illegible)



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

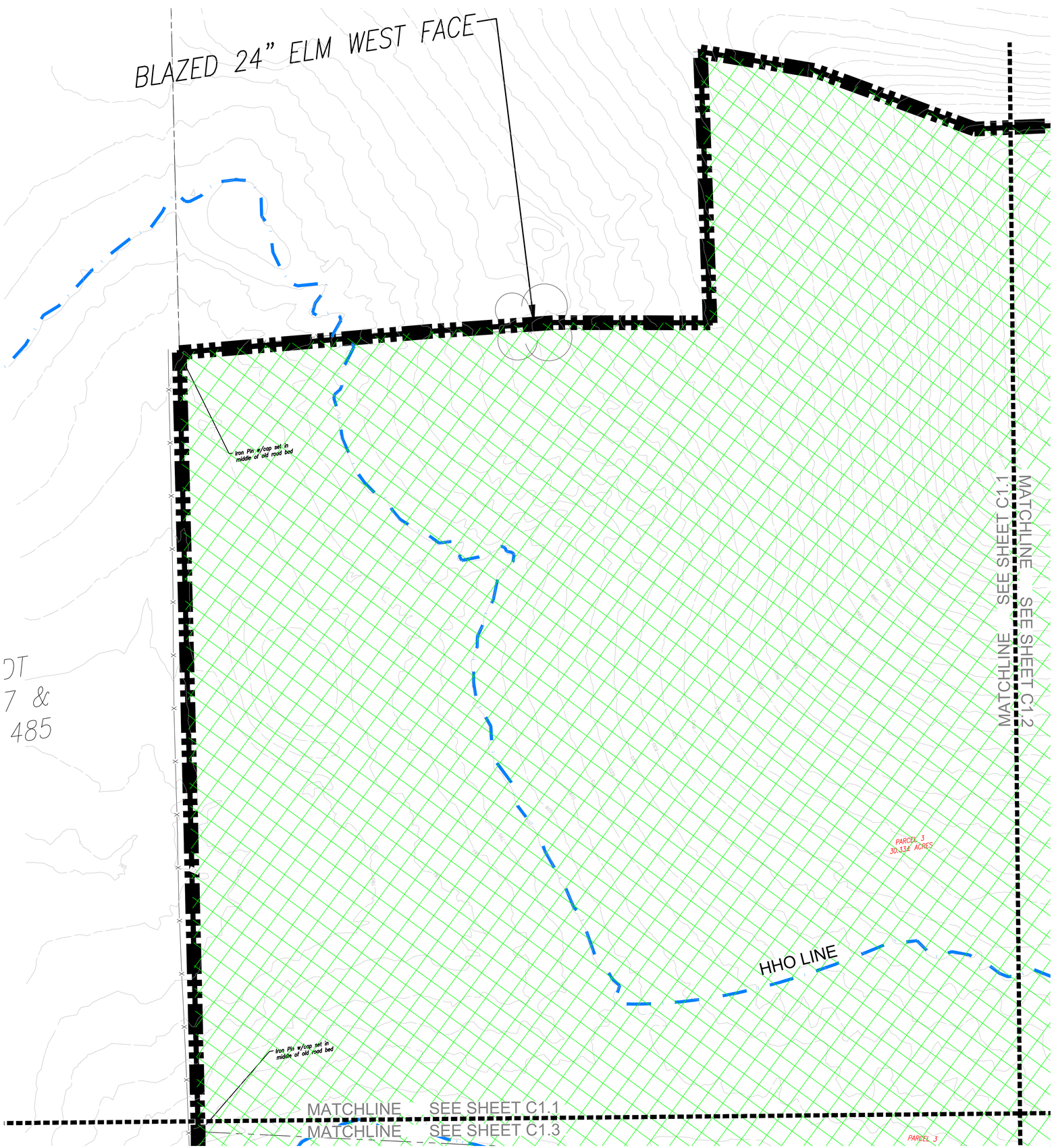
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

OVERALL
EXISTING CONDITIONS

SHEET
C1.0

COF #8703



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0' 50' 100' 150'

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REZONING REQUEST
Franklin, Williamson County, Tennessee

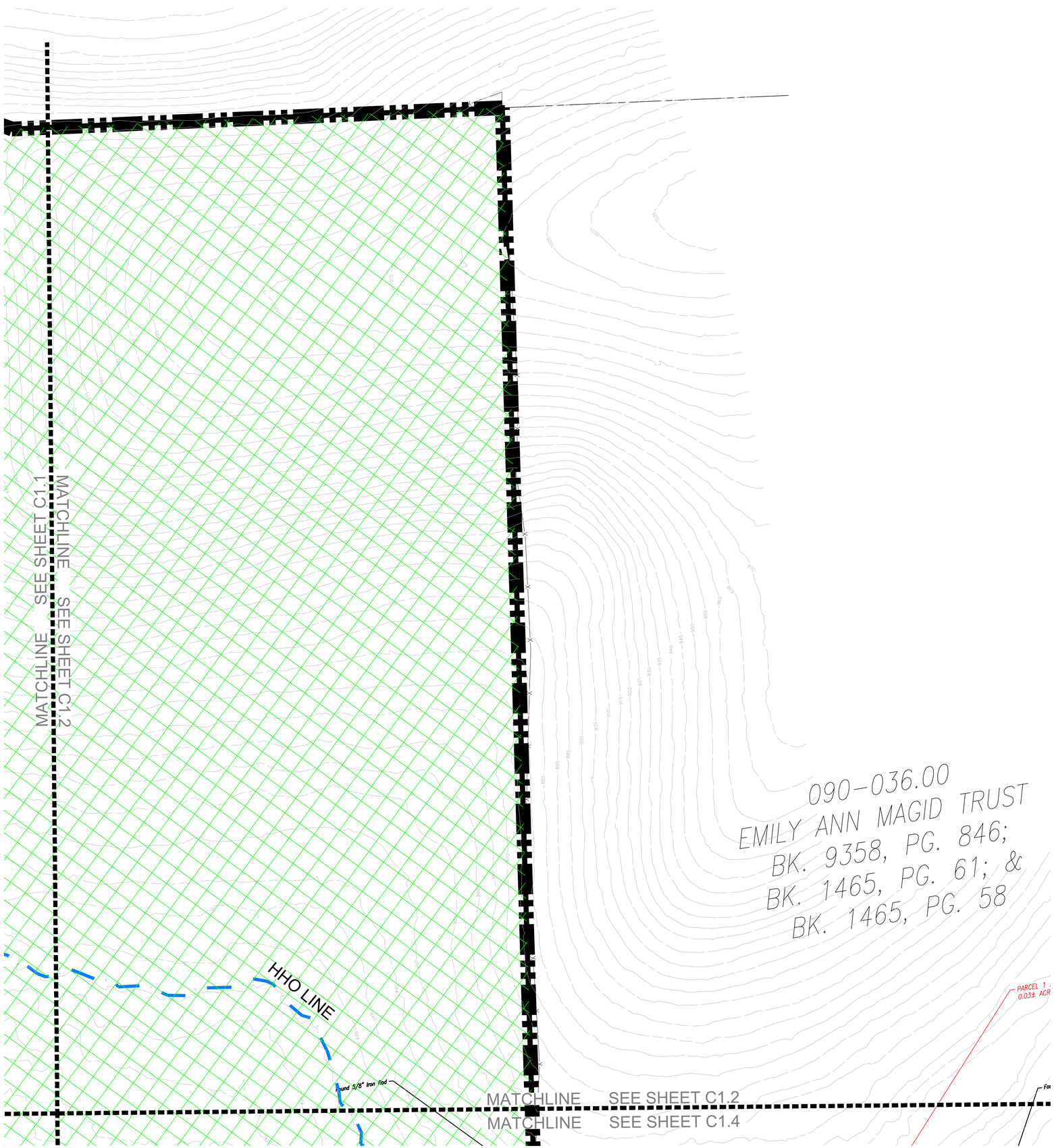
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET C1.1

COF #8703



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0' 50' 100' 150'

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REZONING REQUEST
Franklin, Williamson County, Tennessee

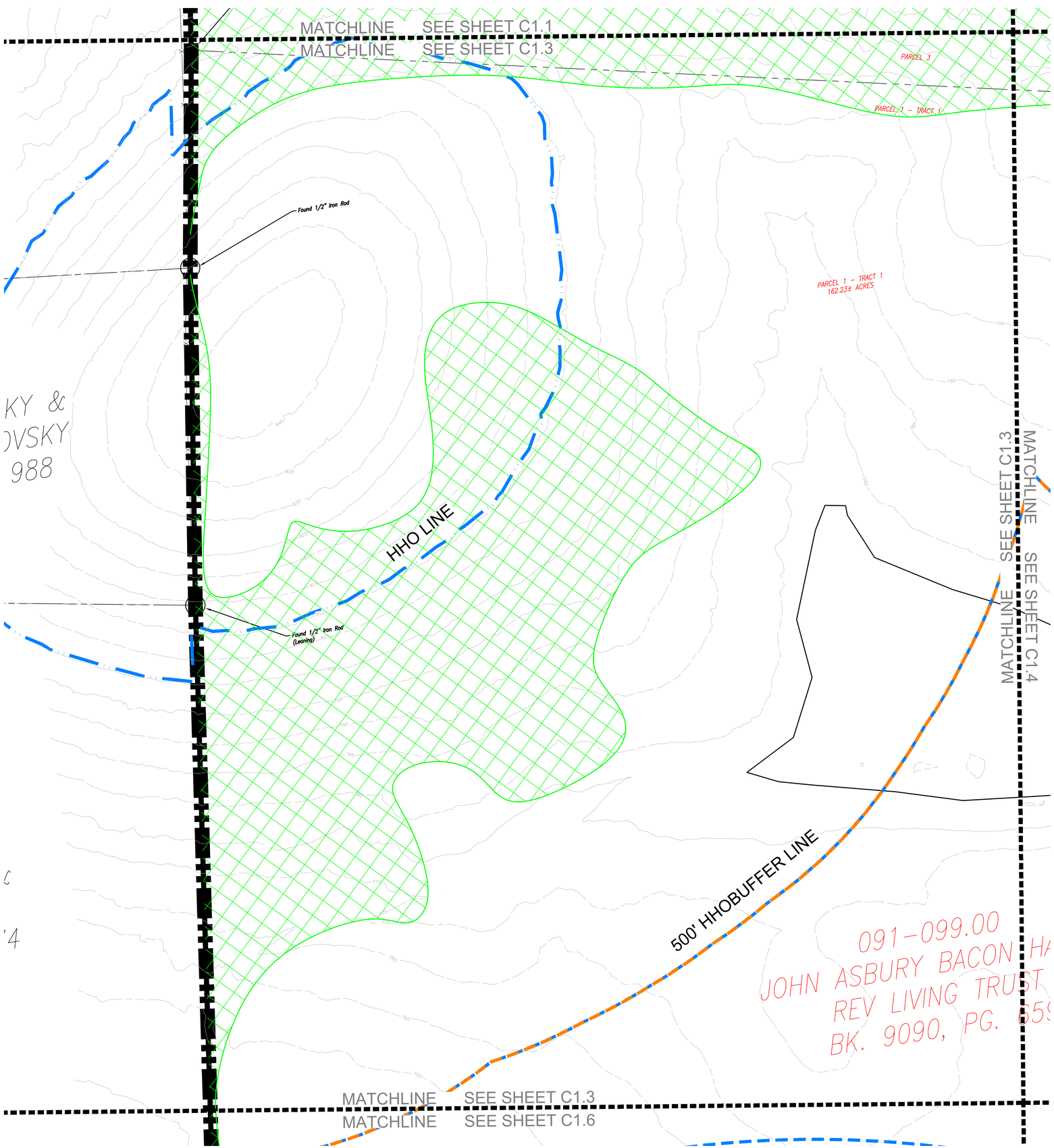
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF #8703



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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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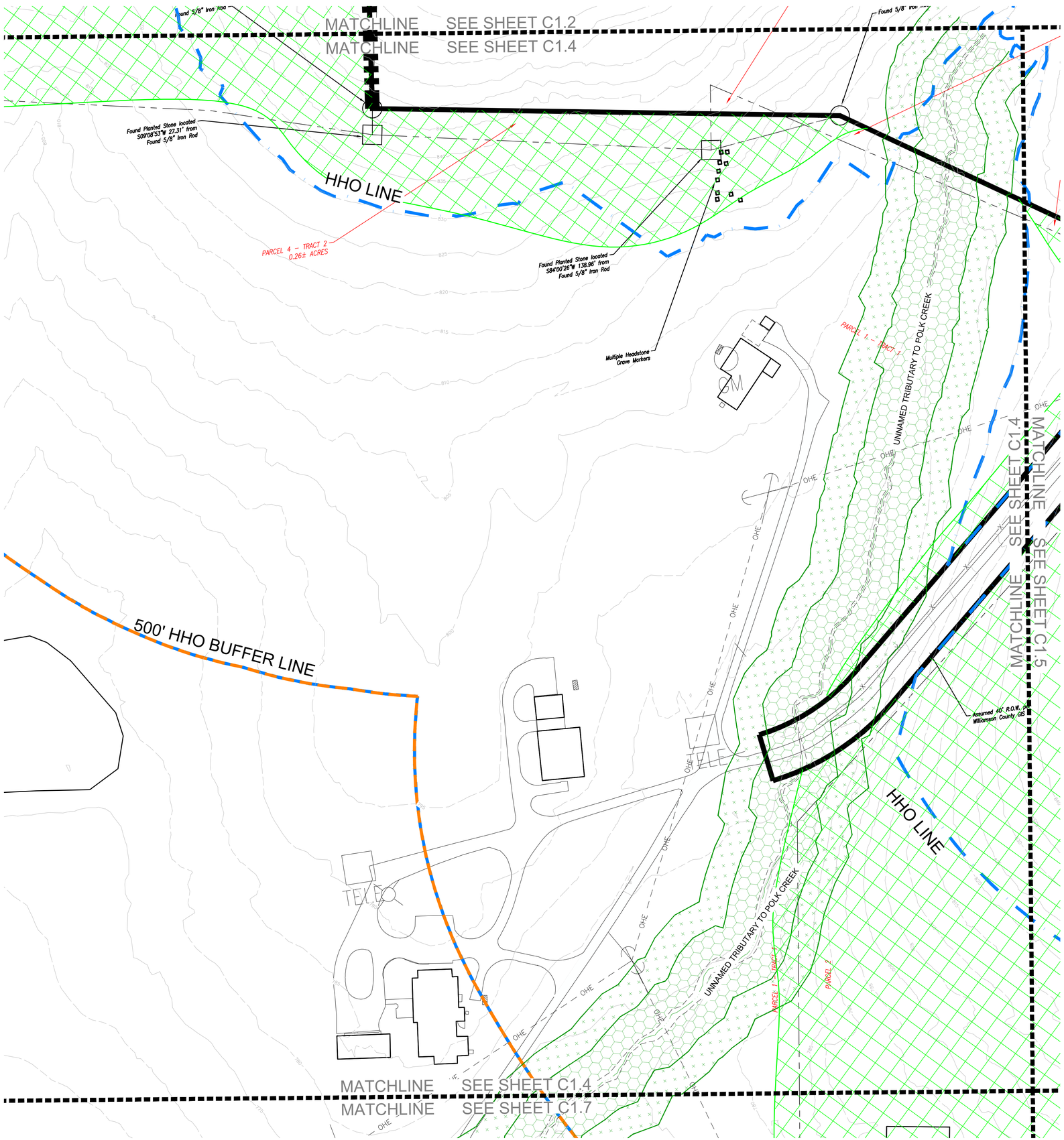
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.3
COF #8703



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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

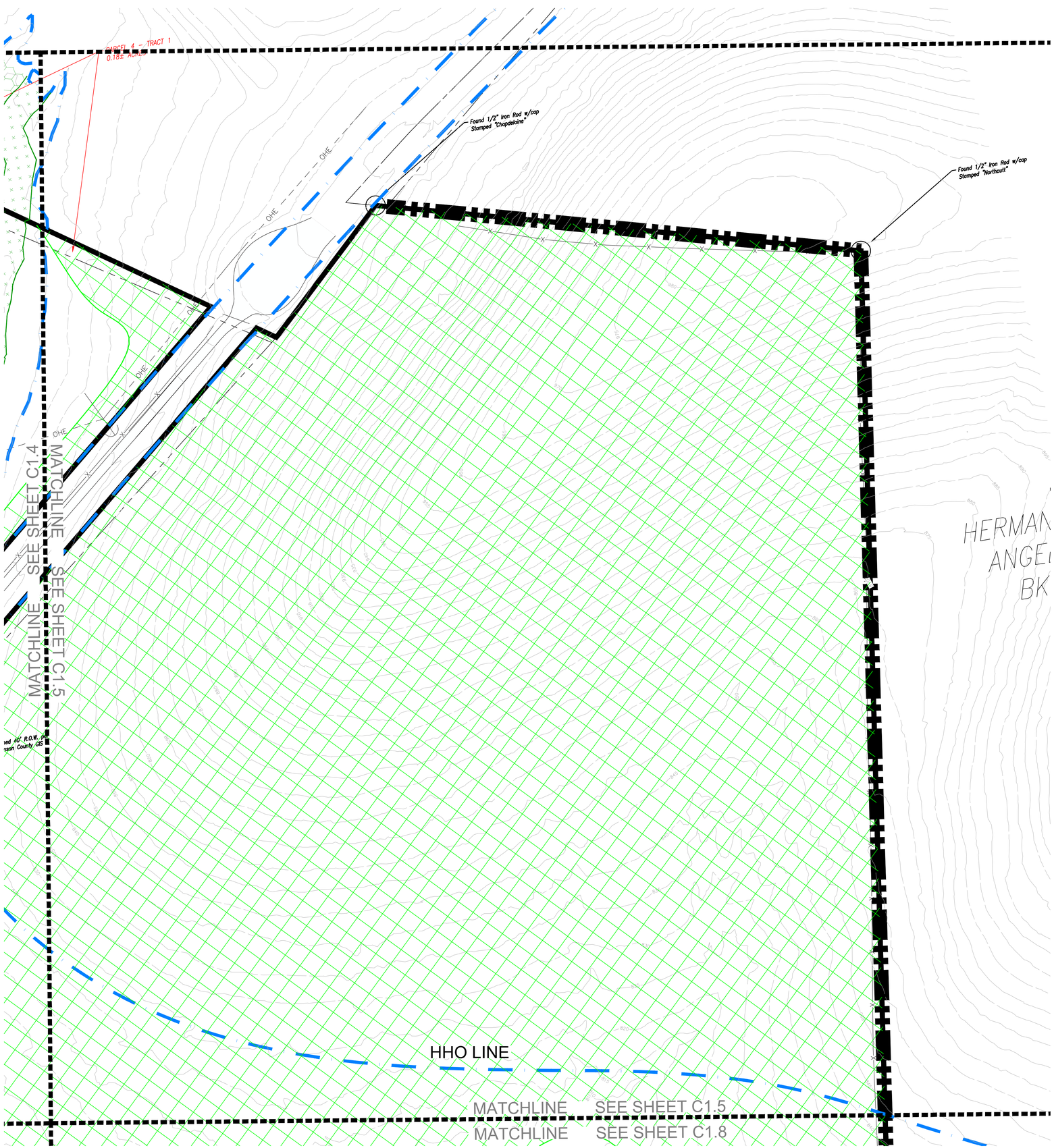
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.4

COF #8703



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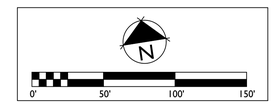


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

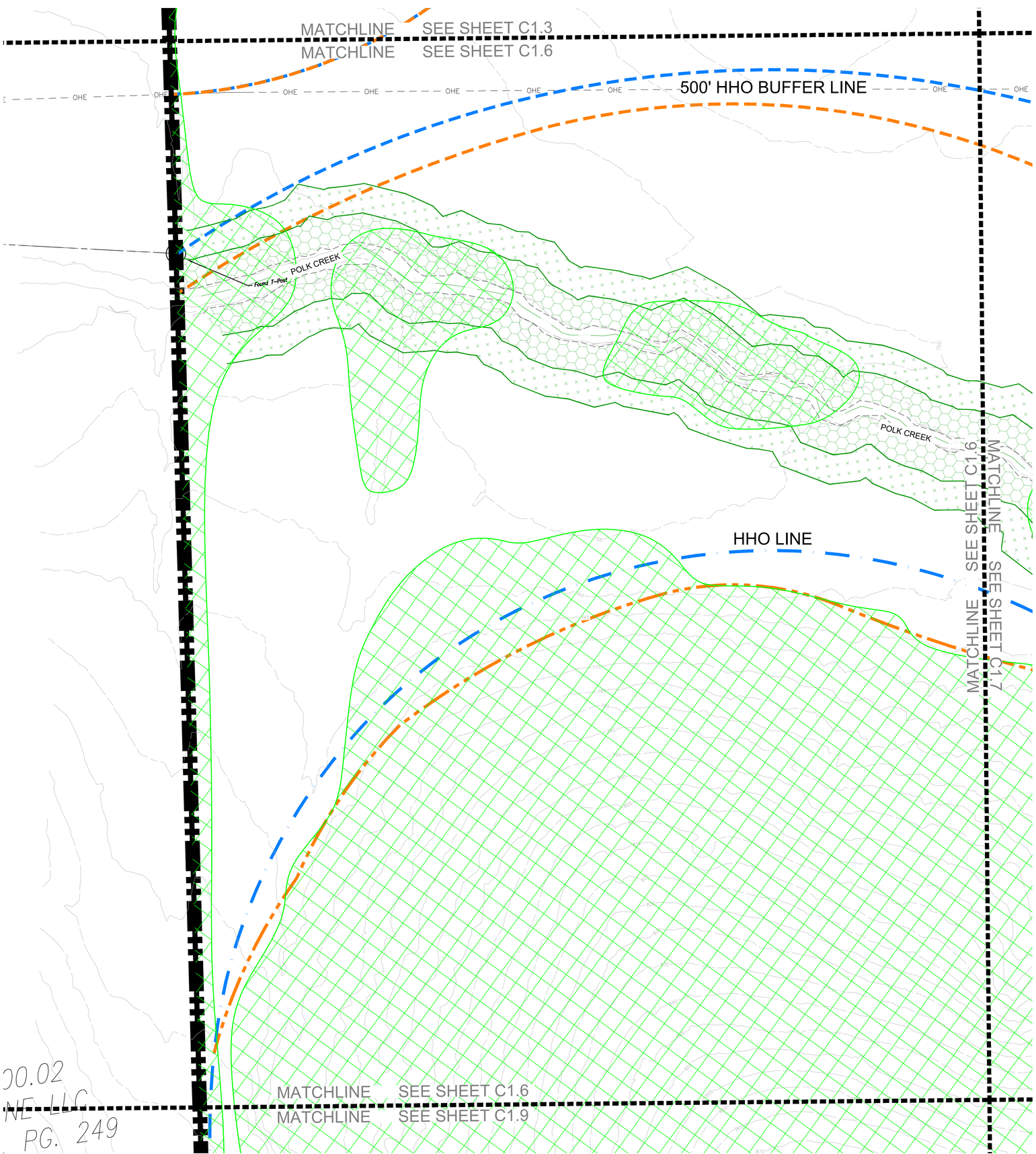
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 119525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.5

COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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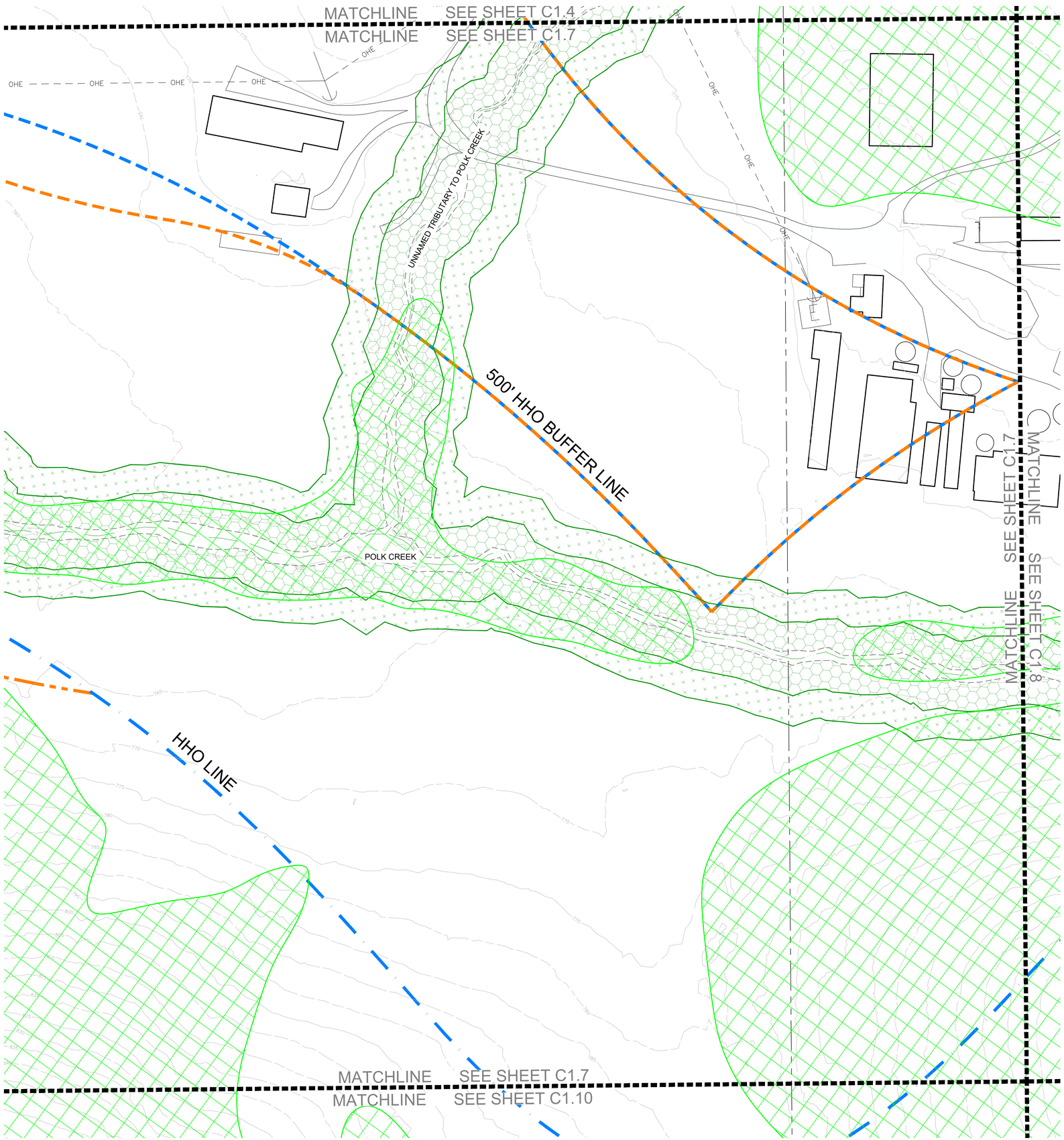
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
01/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.6
COF #8703



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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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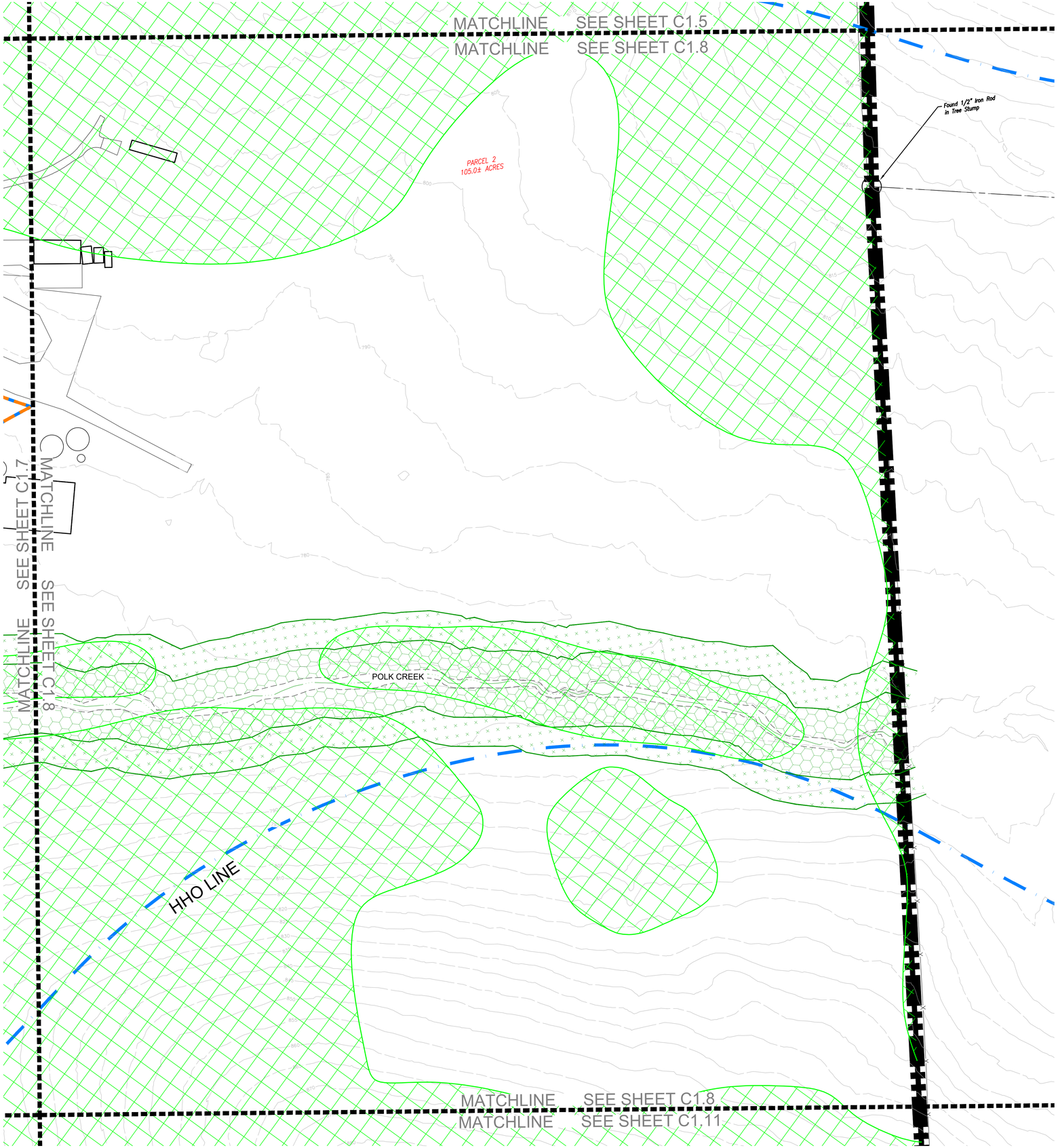
TENNESSEE LANDSCAPE ARCHITECT
04/03/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.7
COF #8703



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REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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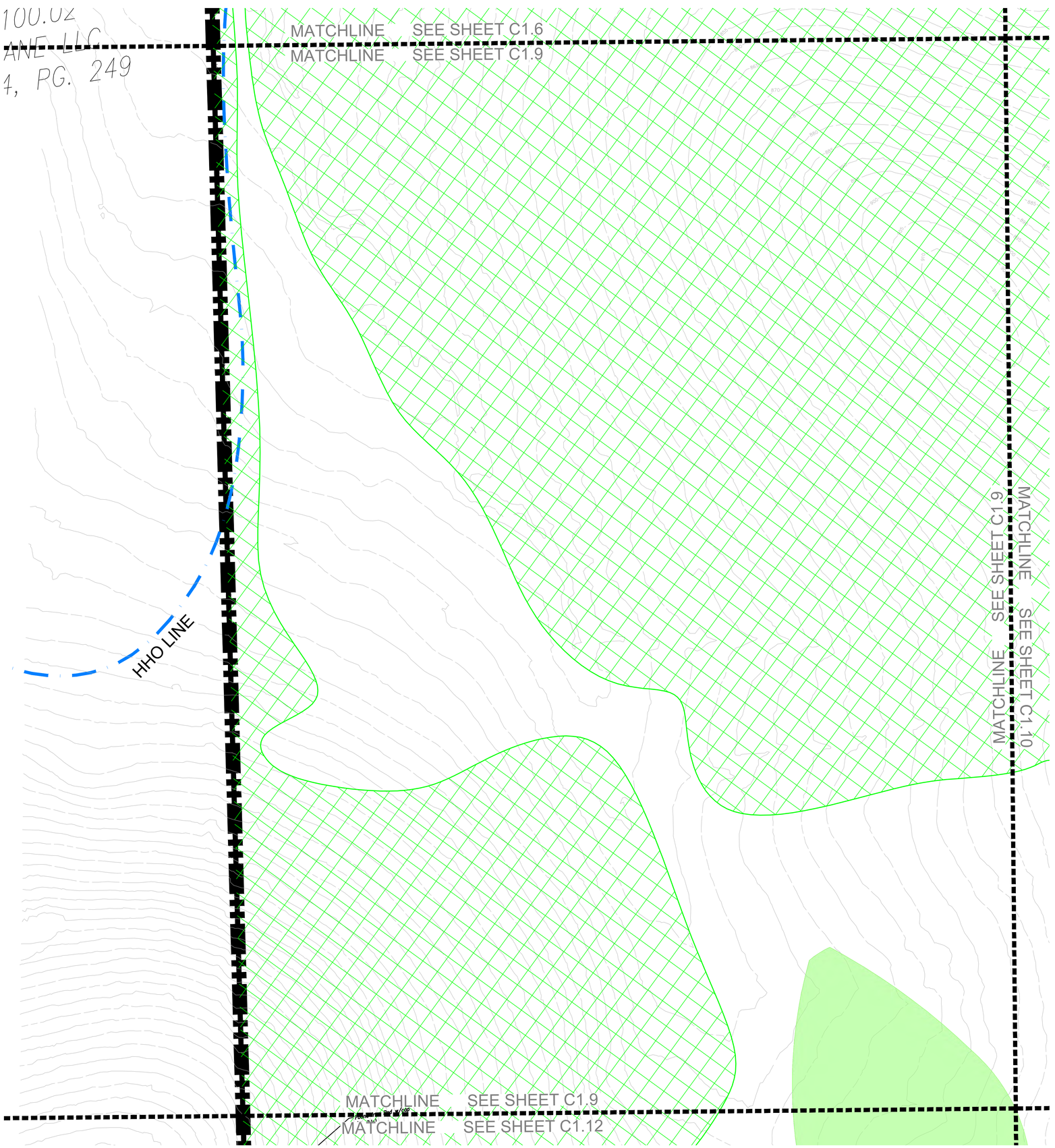
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.8

COF #8703



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Franklin, Williamson County, Tennessee

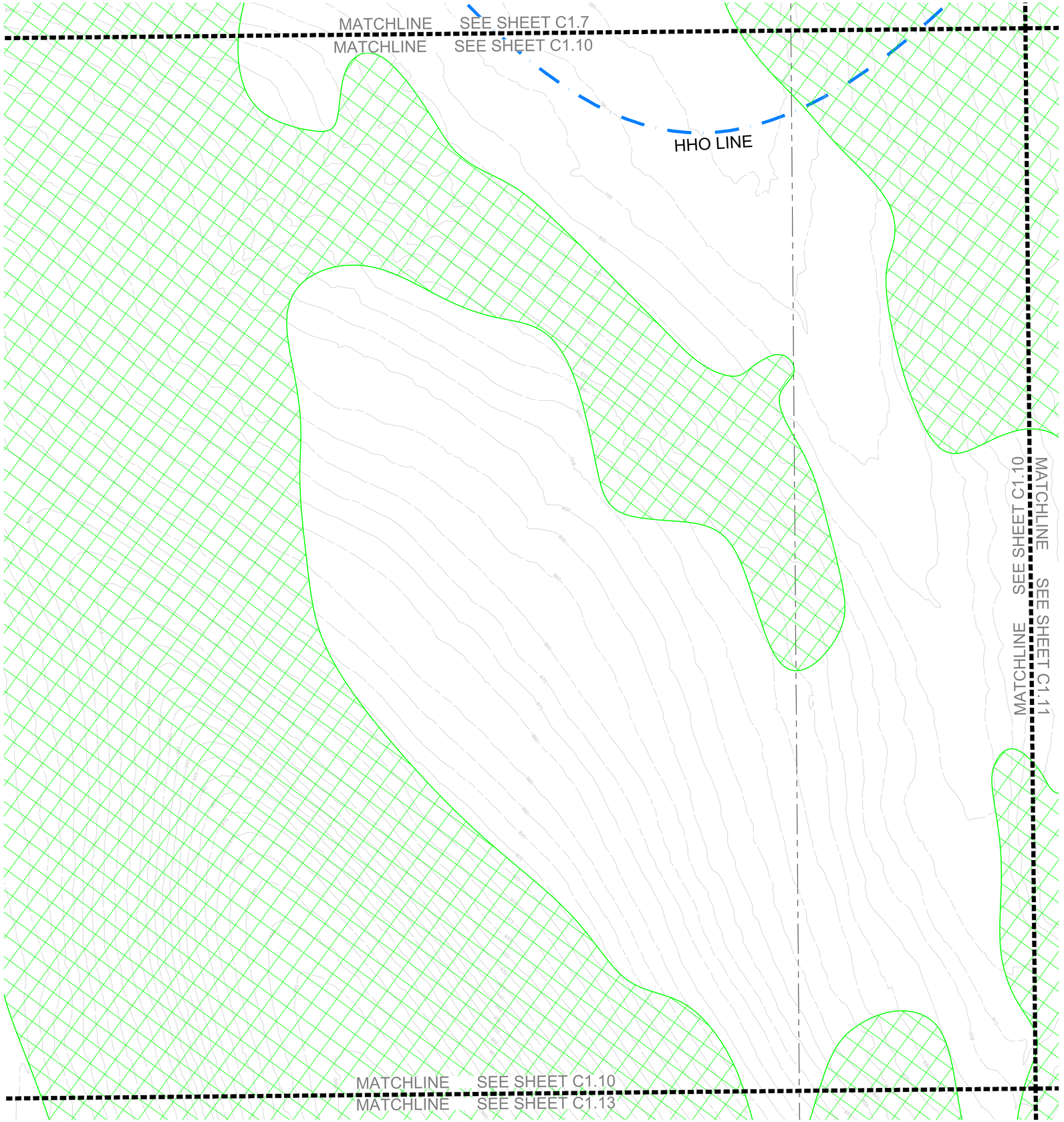
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.9

COF #8703



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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 328525

Revision Date
- △ _____
- △ _____
- △ _____
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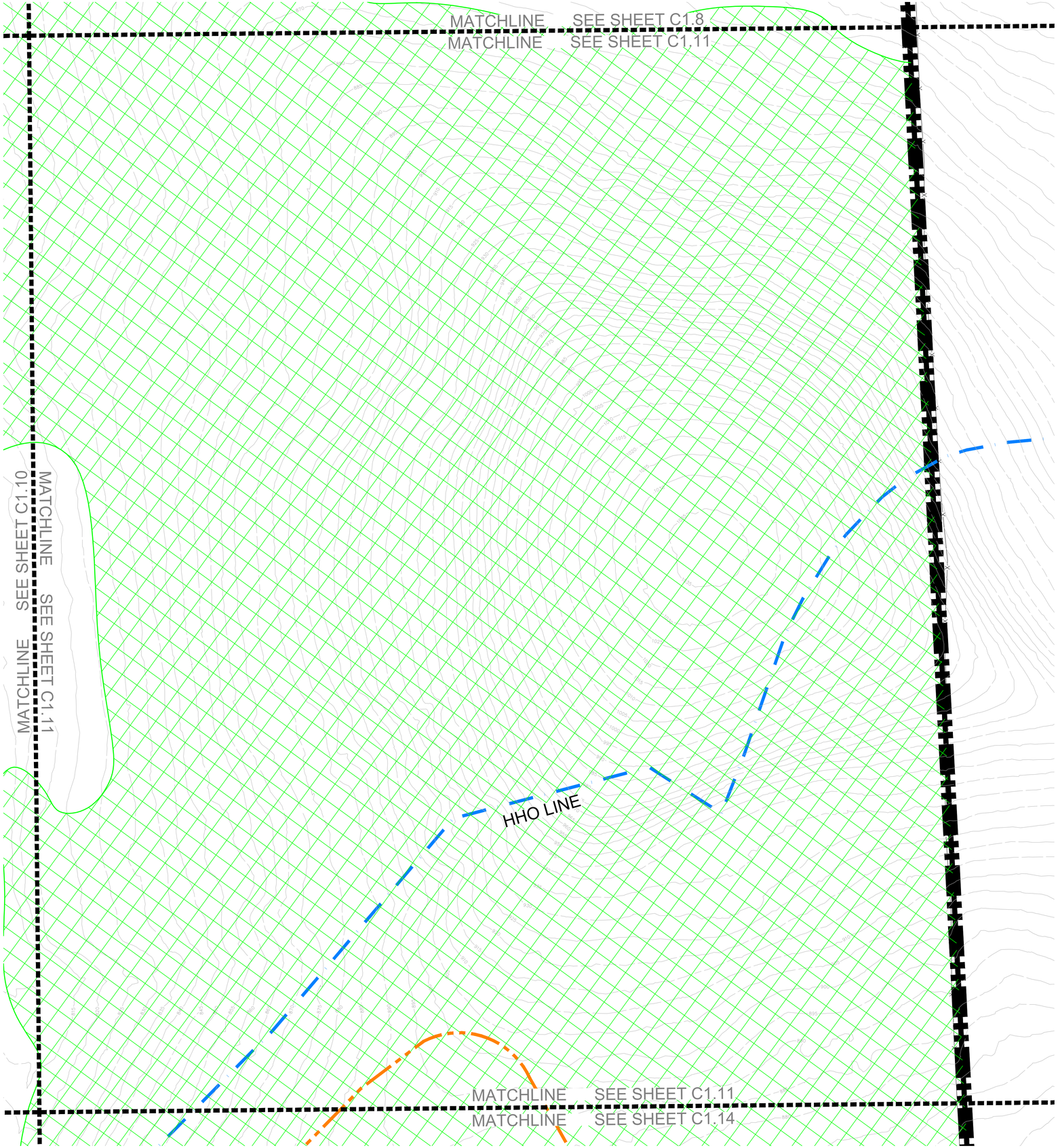
EXISTING CONDITIONS

SHEET
C1.10

COF #8703



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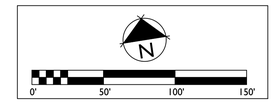

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REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE
Date: 2025

Revision Date
- △ _____
- △ _____
- △ _____
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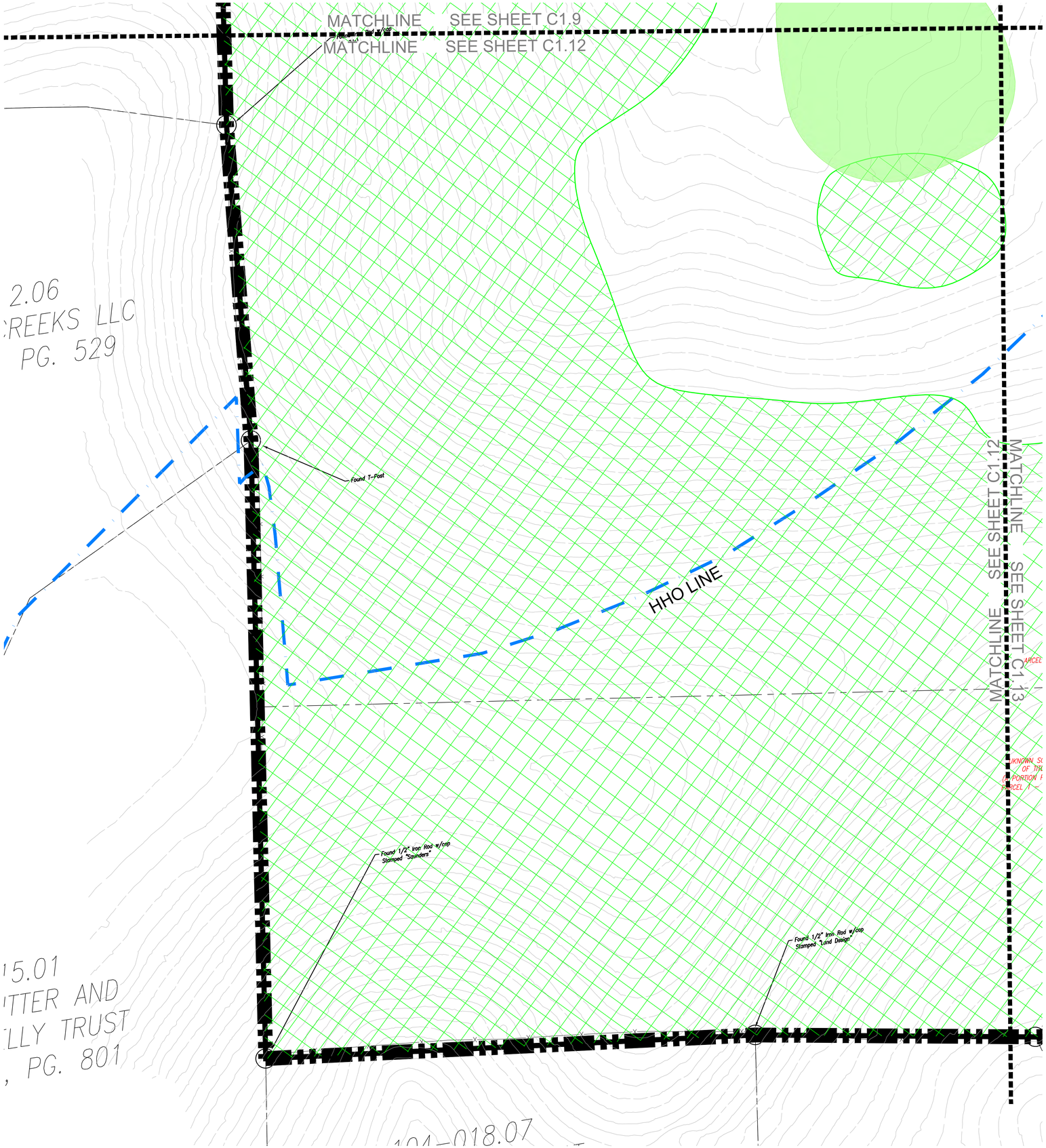
EXISTING CONDITIONS

SHEET
C1.11

COF #8703



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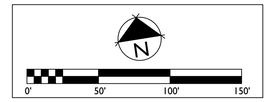

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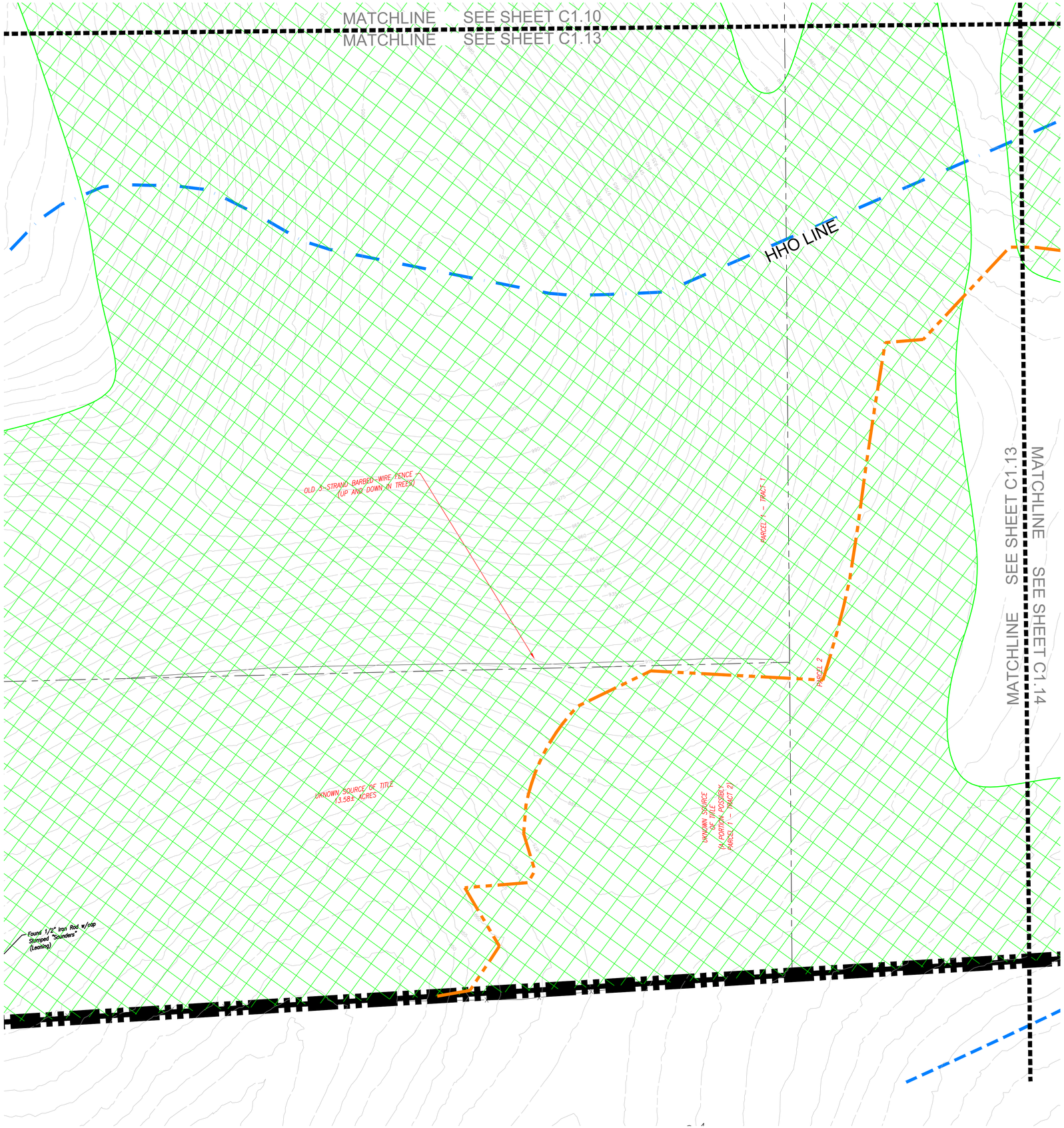
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date
- △
- △
- △
- △

EXISTING CONDITIONS

SHEET
C1.12
COF #8703



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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

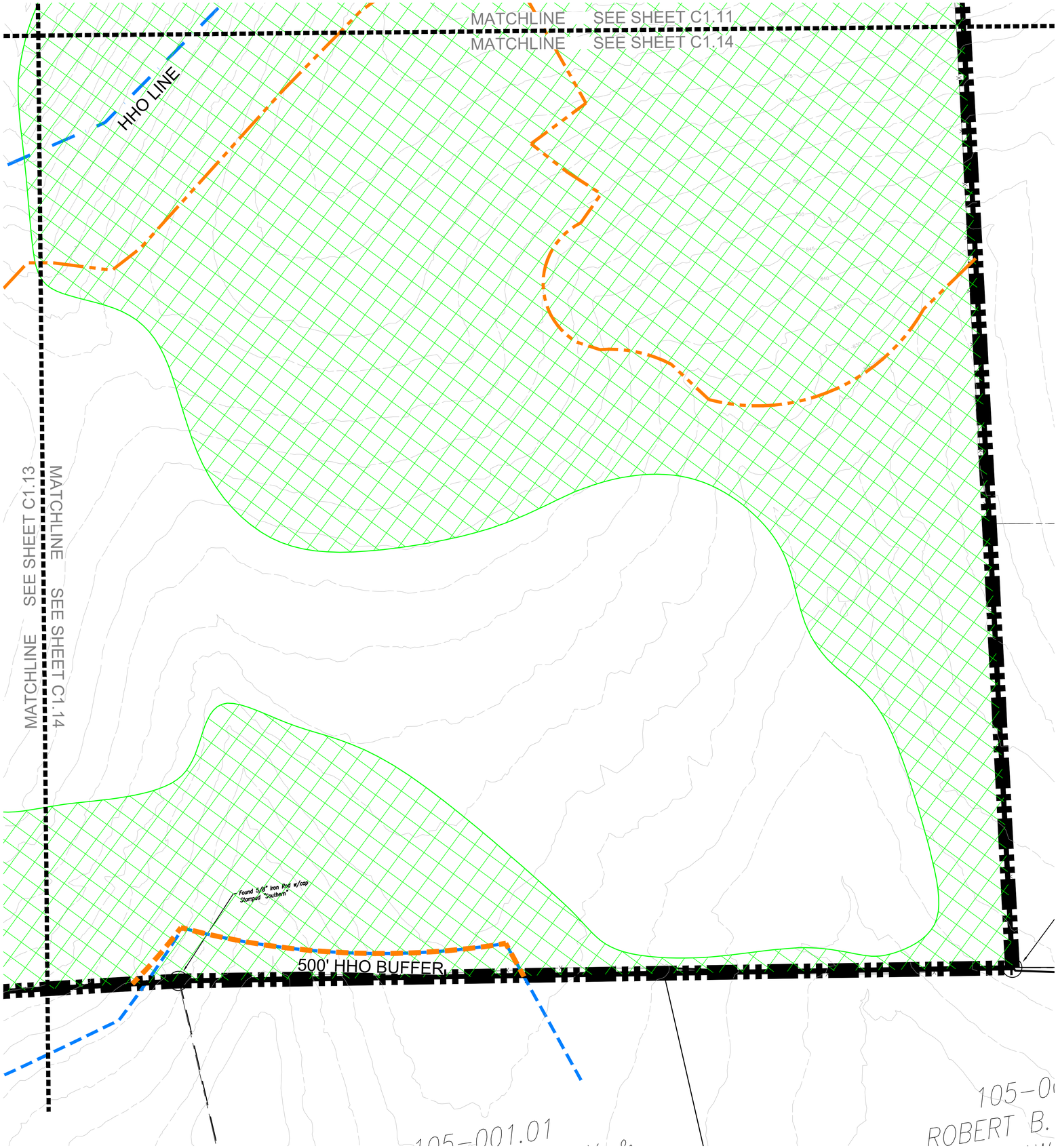
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.13

COF #8703



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REZONING REQUEST
Franklin, Williamson County, Tennessee

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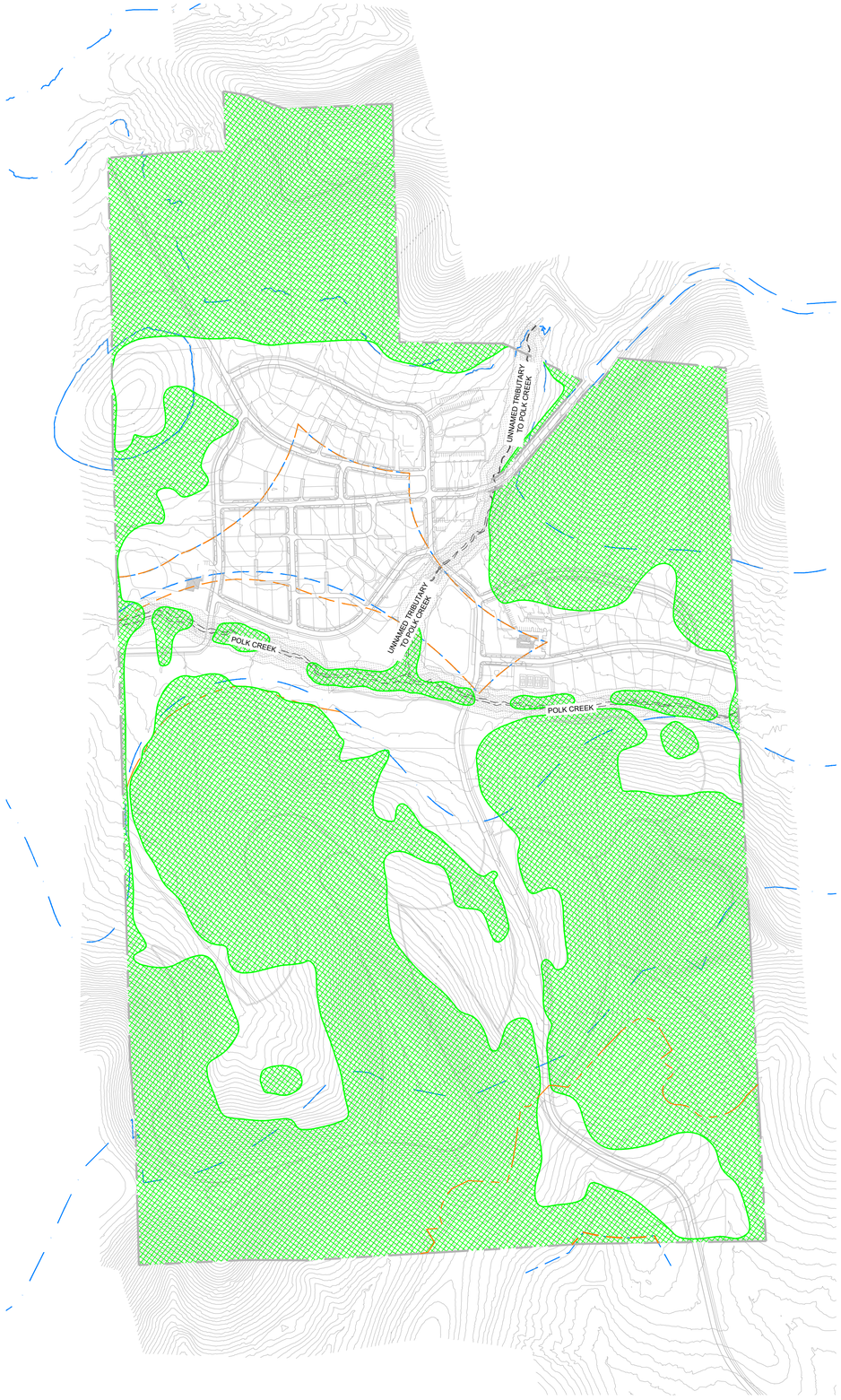
EXISTING CONDITIONS

SHEET
C1.14

COF #8703



KEY - HHO BUFFER

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER

HHO REVISION STATEMENT

OUR REQUEST:

WITH THIS APPLICATION AND THE REZONING PACKAGE. THE APPLICANT IS REQUESTING TWO ACTIONS REGARDING THE HILLSIDE HILLCREST OVERLAY (HHO) AND THE ASSOCIATED 500' HHO BUFFER. THE FIRST REQUEST IS A REVISION TO AN EXISTING HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER ON SITE. THE SECOND REQUEST IS TO ESTABLISH THE HHO AND 500' HHO BUFFER ON THE HARLIN PROPERTY IN AN AREA PREVIOUSLY NOT CONTEMPLATED IN THE CITY OF FRANKLIN'S MAP.

FIRST REQUEST: REVISION TO AN ESTABLISHED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
OUR REQUEST INCLUDES THE HHO LINE SOUTH OF THE STREAM. THE REVISED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER WILL BETTER ALIGN WITH STEEP SLOPES, VIEWSHEDS, EXISTING TOPOGRAPHY, AND EXISTING TREE CANOPY. THE REVISION IS BASED ON ON-SITE VIEWSHED REVIEW, FIELD RUN SURVEY INFORMATION, AND AERIAL PHOTOGRAPHY.

SECOND REQUEST: ESTABLISHMENT OF HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
UNTIL RECENTLY THE SOUTHERN PART OF THE HARLIN PROPERTY WAS NOT WITHIN THE CITY OF FRANKLIN URBAN GROWTH BOUNDARY. THIS CAUSES THE HHO IN THE SOUTHERN SECTION TO STOP ABRUPTLY ALONG THE PREVIOUS GIS LINE FOR THE URBAN GROWTH BOUNDARY. OUR TEAM SEEKS TO DEFINE THE HHO AND HHO BUFFER IN THAT AREA TO BETTER FOLLOW THE DEFINITION IN THE CITY OF FRANKLIN ZONING ORDINANCE.

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REZONING REQUEST
Franklin, Williamson County, Tennessee

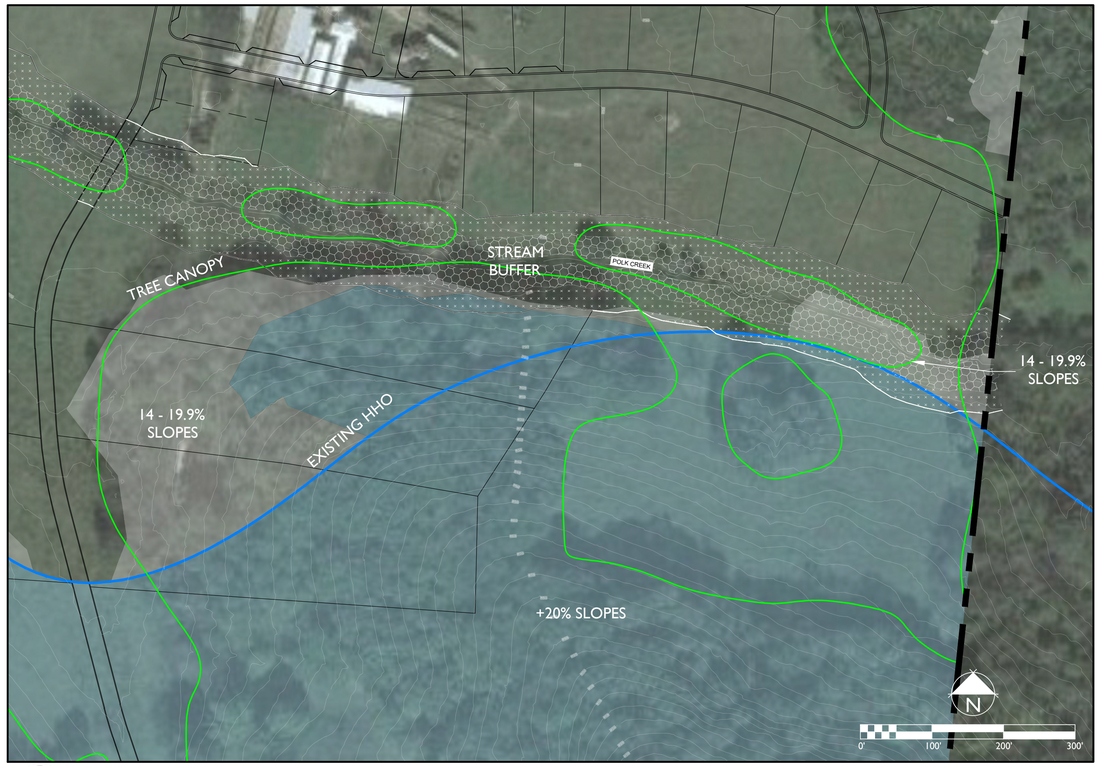
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/03/25

Revision Date

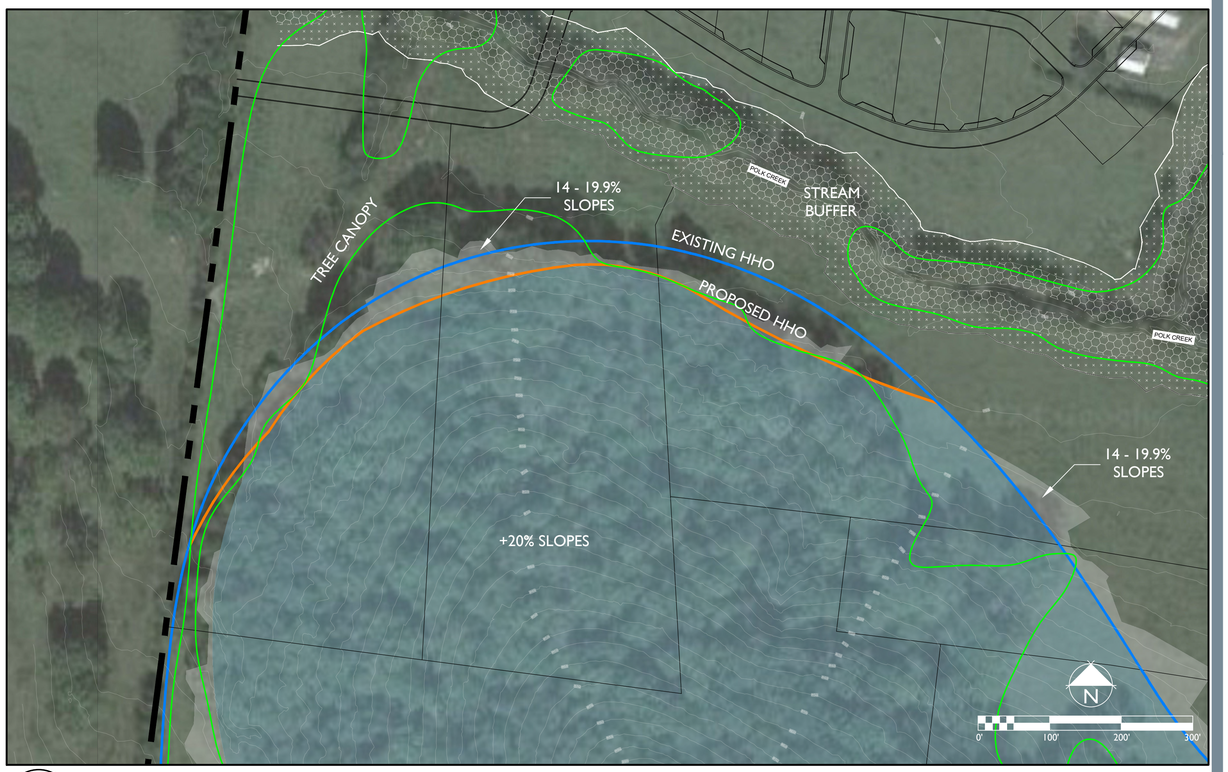
HHO REVISION

SHEET
C2.0

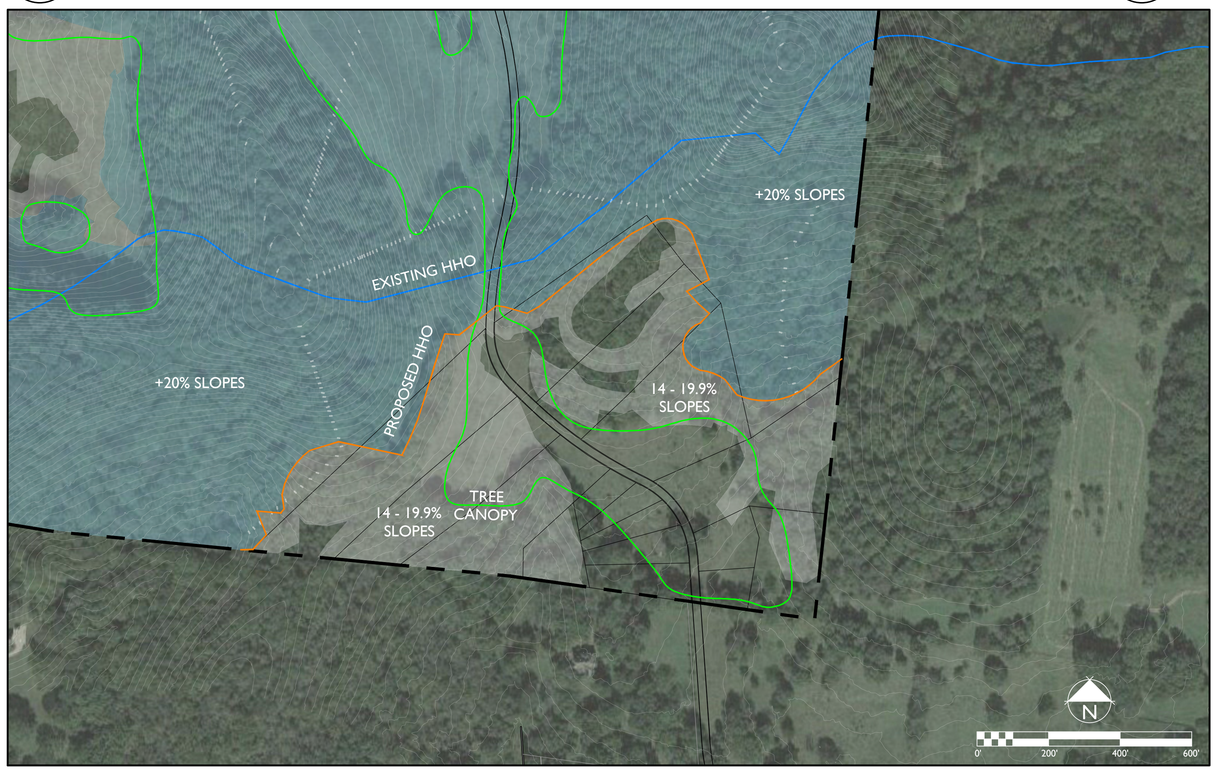
COF #8703



1 C2.1 EXISTING HHO SOUTH EAST OF CREEK (NO REVISION)



2 C2.1 PROPOSED REVISION OF HHO SOUTH WEST OF CREEK



3 C2.1 PROPOSED REVISION OF HHO SOUTHERN PROPERTY LINE

JUSTIFICATION

ENLARGEMENT 1: THE DESIGN TEAM STUDIED THE EXISTING HHO LINES FOR GUIDANCE ON HOW THE HHO LINES HAD BEEN PREVIOUSLY ESTABLISHED. IN IMAGE 1, THE EXISTING HHO SOUTH OF THE CREEK AND EAST OF PROPOSED FARREN WAY WAS REVIEWED. THE HHO IN THIS AREA MOSTLY FOLLOWS THE LINE BETWEEN THE 14-19.9% SLOPES AND THE +20% SLOPES, BUT IT SOME CASES THE HHO LINE CROSSES INTO AREAS OF +20% SLOPES OR THROUGH AREAS OF EXISTING TREE CANOPY. TREE CANOPY DOES NOT APPEAR TO HAVE BEEN A FACTOR IN ESTABLISHING THE HHO IN THIS AREA.

ENLARGEMENT 2: IMAGE 2 SHOWS A MODIFICATION OF THE HHO SOUTH OF THE CREEK AND WEST OF THE PROPOSED FARREN WAY. HERE, THE PROPOSED HHO REVISION ADOPTS THE PRECEDENT STUDIED IN IMAGE 1, HUGGING THE TOE OF THE SLOPE WHILE FOLLOWING THE LINE DISTINGUISHING BETWEEN 14-19.9% AND +20% SLOPES.

ENLARGMENT 3: IMAGE 3 SHOWS MODIFYING THE SOUTHERN AREA OF THE PROPERTY APPLYING THE SAME LOGIC. HERE THE SLOPE ANALYSIS HAS BEEN STUDIED IN GREATER DETAIL AND THE PROPOSED HHO LINE FOLLOWS THE LINE BETWEEN 14-19.9% AND +20% SLOPES

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 339 AGRICULTURE & ENVIRONMENT 11/25

Revision Date
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△ _____
△ _____
△ _____

HHO REVISION ENLARGEMENTS

SHEET
C2.1

COF #8703


HARLIN
PLANNING COMMISSION - 04/24/2025
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HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING
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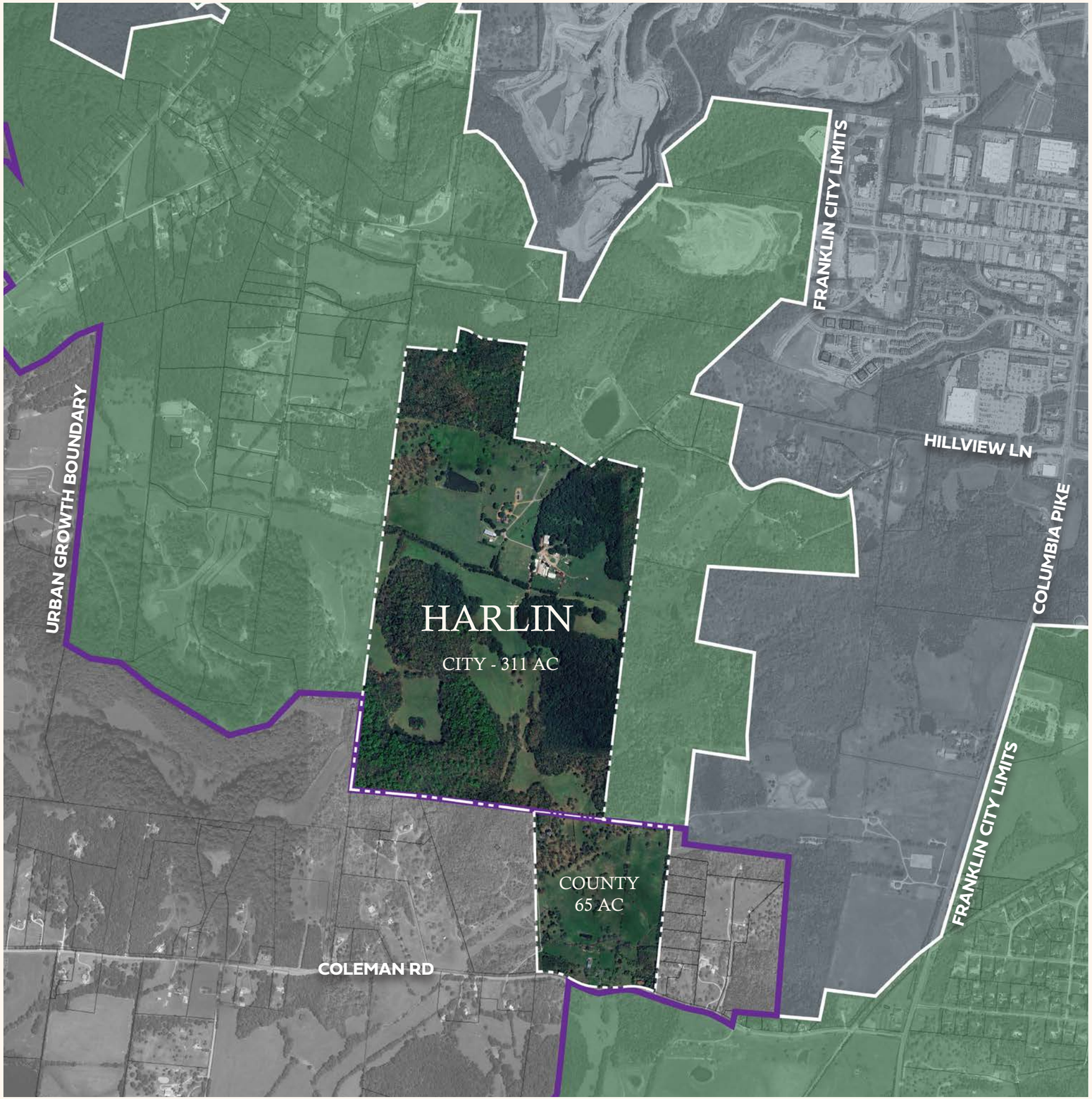

Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


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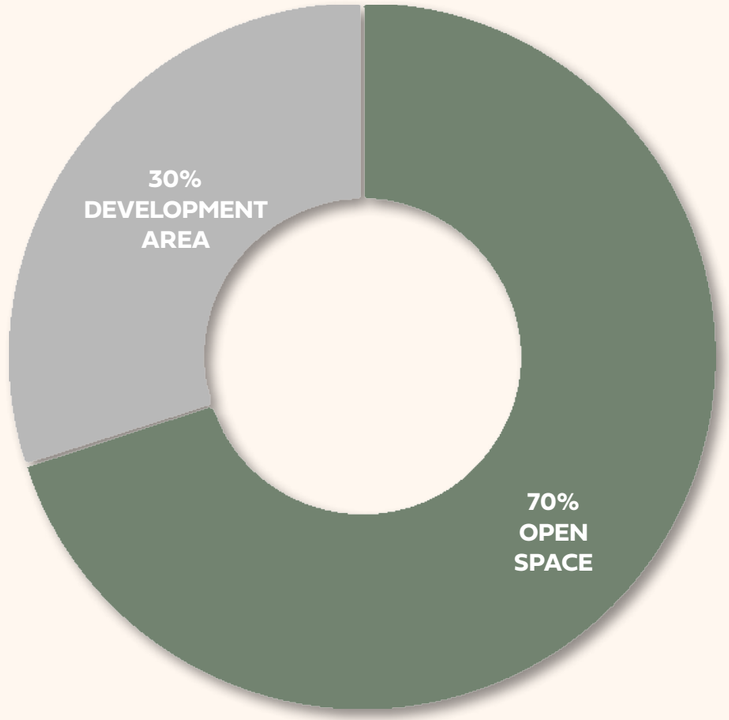
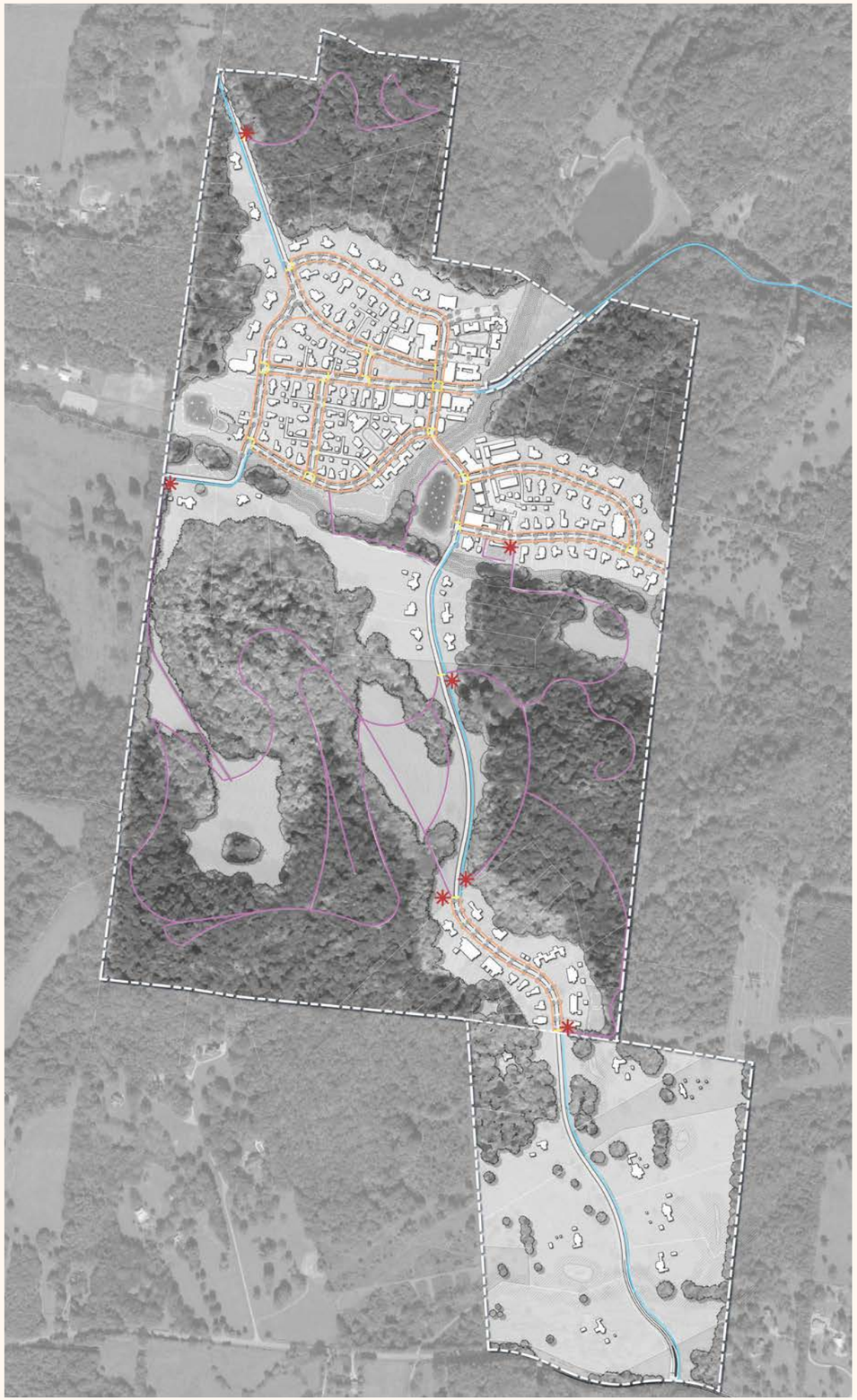


To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

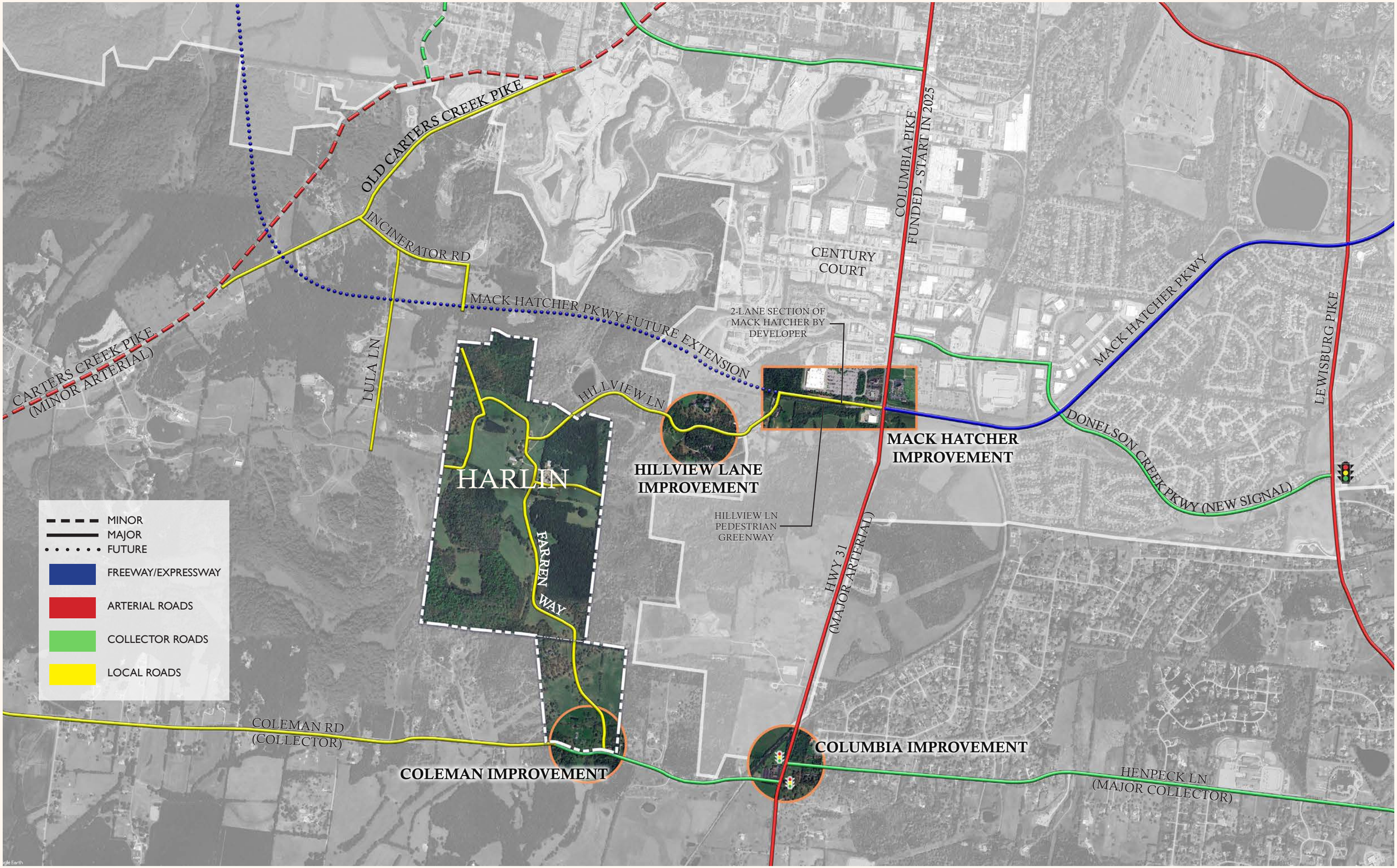
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

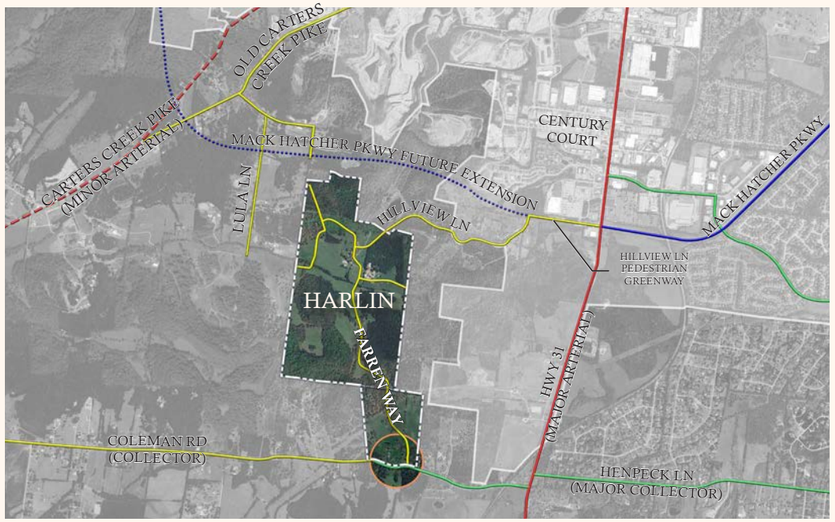


HHO REVISION

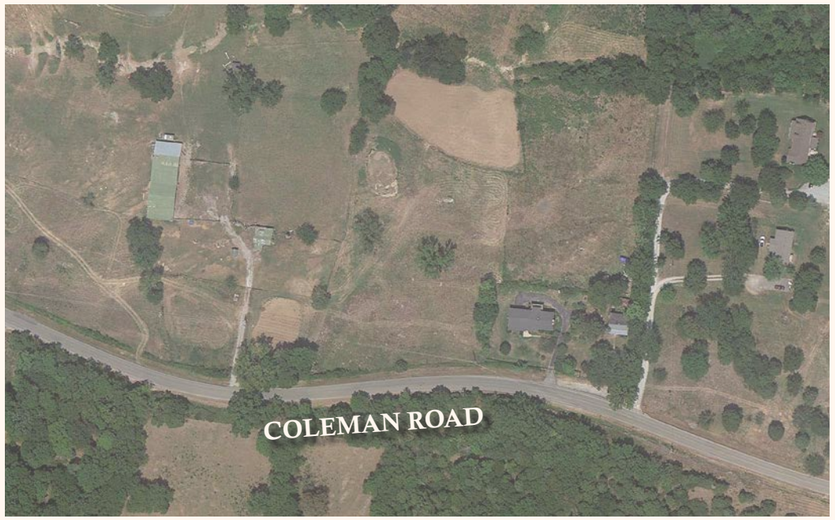
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

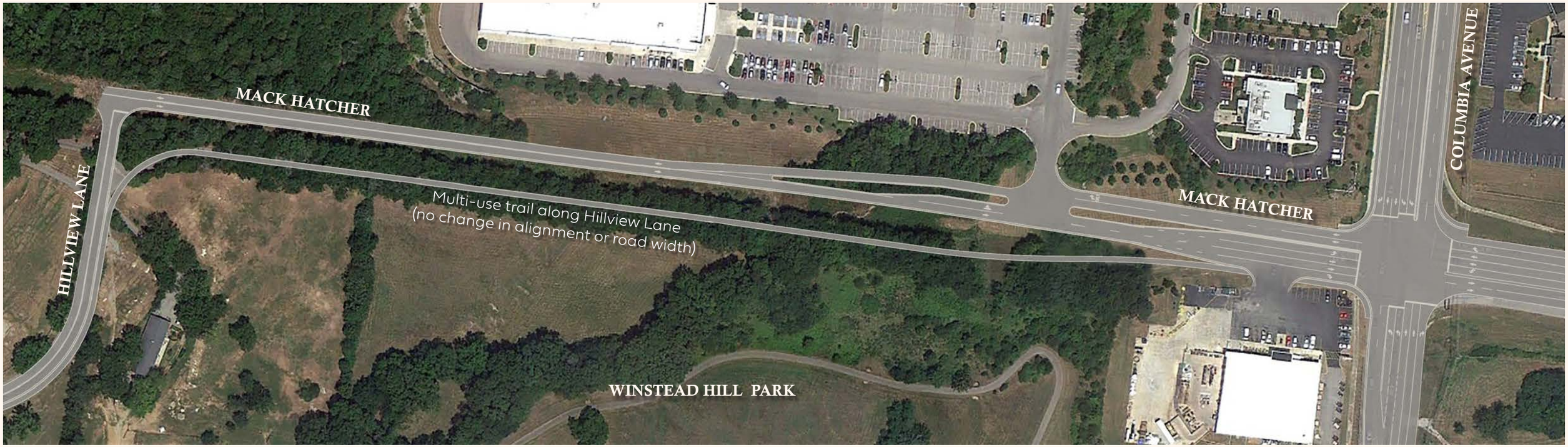


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



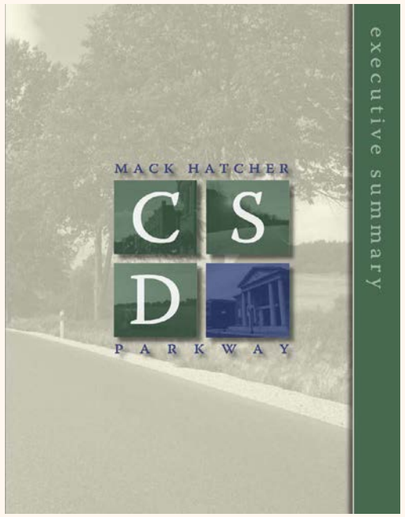
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









STATEMENT OF CONSENSUS

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

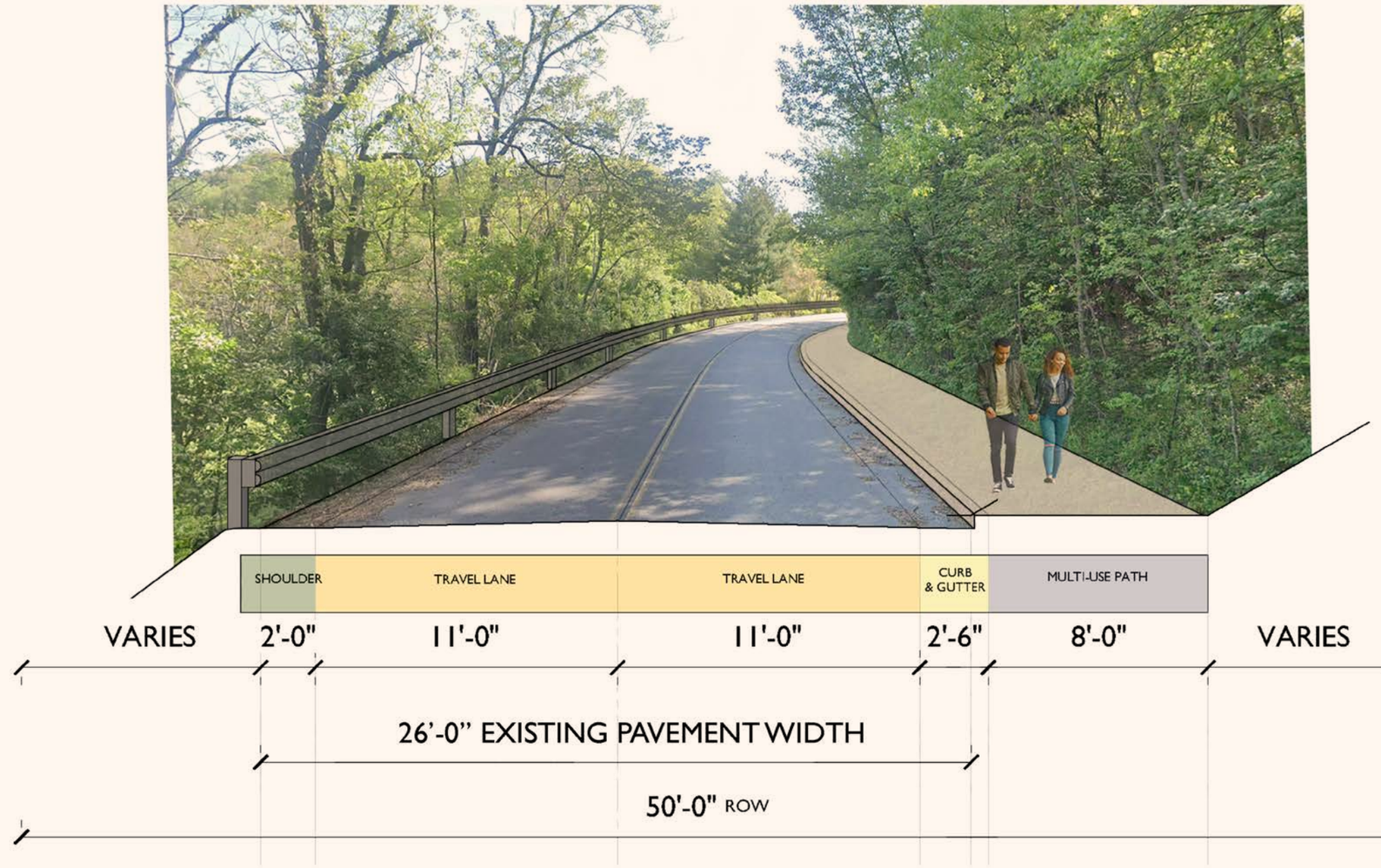




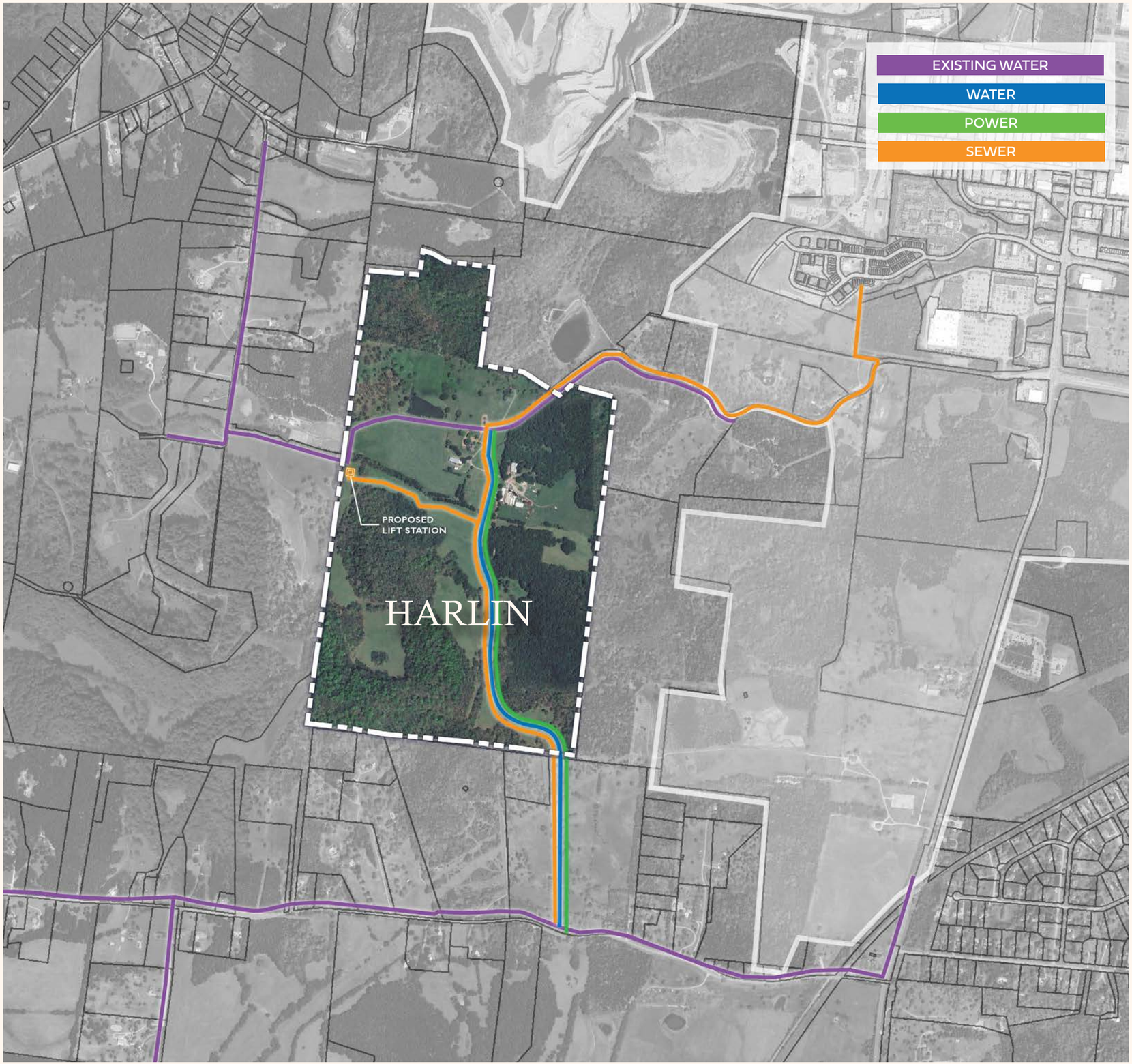
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



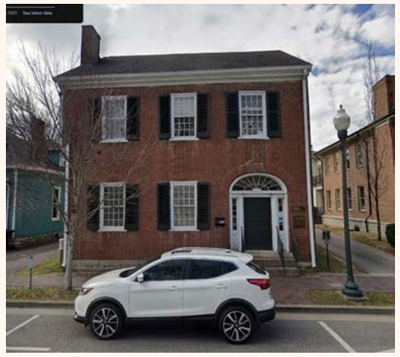
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



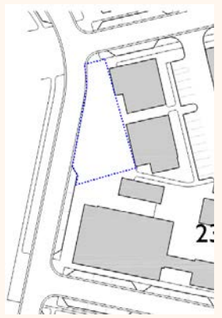
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





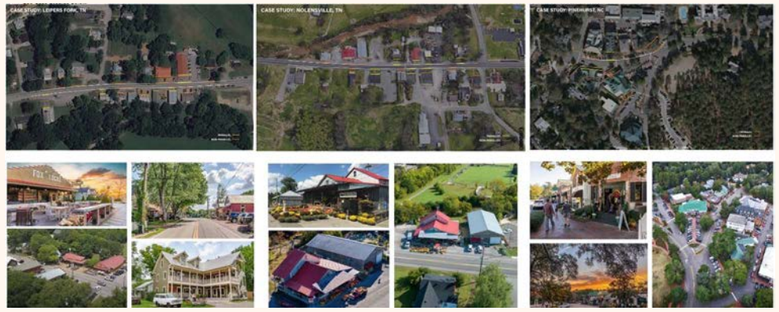


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

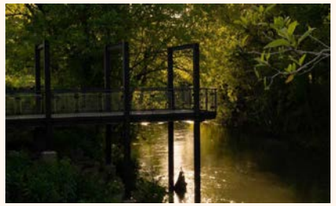
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks







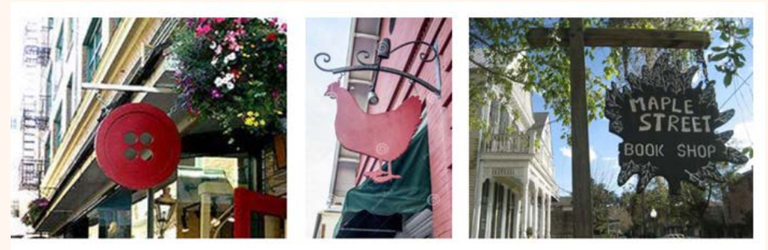






15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.







SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

File #: 21-0458

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane
FMPC 4/24/25, 6-1 (MOS1: 6-1 DENY; MOS 2: 7-0 APPROVE; MOS 3: 7-0 APPROVE; MOS 4: 7-0 APPROVE; MOS 5: 7-0 APPROVE WITH CONDITIONS; MOS 6: 7-0 APPROVE; MOS 7: 7-0 APPROVE; MOS 8: 7-0 APPROVE; MOS 9: 7-0 APPROVE WITH CONDITIONS; MOS 10: 7-0 APPROVE; MOS 11: 7-0 APPROVE; MOS 12: 7-0 APPROVE WITH CONDITIONS; MOS 13: 7-0 APPROVE WITH CONDITIONS; MOS 14: 7-0 APPROVE WITH CONDITIONS; MOS 15: 7-0 APPROVE)
WS 5/13/25; 6/24/25
BOMA 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 defer to 8/12/25; 8/12/25, 8-0 defer to 11/11/25; 11/11/25, 8-0 defer to 3/24/26

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8704
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Harlin PUD Subdivision that includes 242 residential units, 32,000 square feet of nonresidential space, and 80 hotel keys. The buildings range from 1 to 3 stories in height. Envision Franklin places this parcel into the Village Green Design Concept, which states that these areas, "provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space," and that, "commercial uses within Village Green should serve the Village and surrounding areas but should not generate

significant regional traffic." The plan includes a variety of housing types including single family, townhouse, duplex, and small-scale multifamily with a maximum of 12 units per building. Also included is more than 200 acres of open space and a variety of both active and passive uses of this preserved area.

For Village Green, Envision Franklin also recommends that, "Commercial Areas are intended to be comprised of neighborhood-scale uses as well as boutique uses that are complementary to the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. Small-Scale Multifamily Buildings and Townhomes within the neighborhood village may be up to three stories in height." The plan proposes what they are calling North and South Villages that offers a tight cluster of commercial options adjacent to public gathering spaces that create unique live-work-play experiences. The height, scale, and massing of the proposed villages are in keeping with the vision of Village Green.

For this property, Envision Franklin provides a special consideration regarding hospitality uses. It states that, "Hospitality uses are appropriate as a Secondary Use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan." A boutique hotel may include traditional hotel suites and rooms within an inn, or could include stand-alone cottages (cottages could be a single unit or could include up to 4 suites per building) for a total of up to 80 keys. The hotel complex is located in the central part of the development and meets the recommendations for this special consideration for the property.

Condition of Approval #30 currently states that the development will be capped at 30 residential units until two connections are constructed and accepted by the Franklin Fire Department. The development would then be capped at 50 units until the roadway improvements to Columbia Avenue, Henpeck Lane, and Coleman Road are completed and accepted by both the City and TDOT. **Since the last BOMA meeting, the applicant has provided alternate language for Condition #30 for offsite improvements as well as an alternate design for northern access to the site. The applicant is proposing to extend Mack Hatcher Parkway to the future Chimeric Drive intersection and a new road will be extended from this intersection to Hillview Lane. These improvements shall be completed and accepted by the City and TDOT prior to issuance of 151st residential building permit or prior to any certificates of occupancy for commercial or mixed use buildings in Phase 2. The complete version of the alternate Condition #30 is included as an exhibit. Staff is supportive of the revised language for Condition #30.**

Should the BOMA wish to amend the language for Condition #30, as proposed by the applicant, the BOMA would need to make such a motion to amend this Condition #30 as written in the applicant's exhibit/proposal. City Staff does not support limiting access to public roads. If there is a desire from the Board to limit access to any public road, a motion to include this specific standard/condition in Condition of Approval #30 would need to be made, as well.

MODIFICATION OF STANDARDS:

There are fifteen Modification of Standards requests in this plan that address building elements, open spaces, signage, parking, and sidewalks. The following is the list of MOS requests included in the application and staff's recommendations for each, should the development plan be approved.

MOS #1: Request to allow a 5-foot or a 22-foot minimum setback from a Mews ROW-specific to Lots 84-86 and 92-105; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.

For alley loaded garages, Chapter 6 of the Zoning Ordinance requires at least 22 feet from a mews right-of-way, when facing a mews, the rear façade shall have a pedestrian door. Staff has several concerns about this MOS request, with the primary concern centering on emergency access. The

mews alley serves as the only fire apparatus and emergency services access route to Lots 87-91. Allowing structures (garages) to be built just 5 feet from this critical accessway significantly increases the risk of obstruction. A 5-foot setback effectively creates a small parking pad directly adjacent to the mews alley. Experience shows this configuration strongly encourages residents or guests to park vehicles partially or wholly within the mews ROW, especially if the mews is perceived as wider than necessary. The standard 22-foot mews width and the 22-foot garage setback are intentionally designed to discourage such parking and maintain absolutely clear passage. If the mews alley becomes blocked for any reason, particularly by illegally parked vehicles facilitated by these minimal setbacks, our ability to access homes during a fire or medical emergency is severely compromised or eliminated entirely. The fact that these lots front a public street does not mitigate this risk, as the access is required for effective emergency operations.

Staff recommends disapproval of MOS #1.

MOS #2: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the House building type.

Section 6.3 of the Zoning Ordinance requires that front facade of each dwelling shall have a covered porch, covered stoop, or balcony over the main entrance. This requirement is to ensure that both people and deliveries have some form of shelter from the elements while entering and exiting the unit.

Staff recommends disapproval of MOS #2.

MOS #3: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the townhouse building type.

Section 6.3 of the Zoning Ordinance requires that front facade of each dwelling shall have a covered porch, covered stoop, or balcony over the main entrance. This requirement is to ensure that both people and deliveries have some form of shelter from the elements while entering and exiting the unit.

Staff recommends disapproval of MOS #3.

MOS #4: Request to reduce the finished floor elevation to no minimum when a home office in Live/Work conditions.

Section 6.6 of the Zoning Ordinance require townhouses to have a minimum 18-inch foundation above grade at the front facade. In order to meet ADA requirements for any worker or potential visitor with mobility issues, Staff supports the MOS request.

Staff recommends approval of MOS #4.

MOS #5: Request to allow for two ground floor units to be ganged off of a shared entry and not require a direct individual ground floor entrances. Three to four ground floor units on the street facing façade require a minimum of two entries, either shared or to an individual unit.

Section 6.8 of the Zoning Ordinance requires multifamily buildings with facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units. Due to the small-scale nature of the multifamily buildings in the development, and the limited number of units on the ground floor, Staff can support the request. However, per Condition 103, the applicant must revise the language to "allow for a maximum of two ground floor units on the

street facing façade to be ganged off a shared entry and not require individual entrances," to remove redundant language and clarify the maximum number of entrances on the street fronting facade.

Staff recommends approval with conditions of MOS #5.

MOS #6: Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.

Section 6.9 of the Zoning Ordinance requires that the building shall be parallel to the frontage. Because the request is limited to Lot 23 and the curvature of the road the lot fronts onto, Staff can support this MOS request.

Staff recommends approval of MOS #6.

MOS #7: Request to change maximum glazing for upper floors to 85%.

Section 6.9 of the Zoning Ordinance requires that upper floors of commercial/mixed-use buildings shall have 20-65% glazing. The applicant's request to increase the maximum to 85% allows for more creative building design and a variety of tenant options.

Staff recommends approval of MOS #7.

MOS #8: Request to remove the transom requirement above storefront display windows.

Section 6.9.1 of the Zoning Ordinance requires storefronts to have transoms above ground floor windows. The applicant has provided several examples of storefronts in historic downtown Franklin that do not have transoms above the storefront windows. With this added context and historical precedence, Staff is supportive of this request.

Staff recommends approval of MOS #8.

MOS #9: Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Section 9.7.1 of the Zoning Ordinance requires that sidewalks and curb be required on both sides of public and private streets and internal drives. The applicant has made this request to allow for a more rural pattern of development. The MOS limits the request to those paths that are shown on Sheets C2.16, C4.30 and C4.31. Due to the limited nature of the request and the applicant's desire to create a rural setting that is still pedestrian friendly, Staff can support this request.

Staff recommends approval with conditions of MOS #9.

MOS #10: Request to utilize Central Franklin Overlay (CFO) parking requirements.

Section 10.2.3 of the Zoning Ordinance establishes the minimum parking standards for the various allowable uses within the City. Certain uses have a reduced minimum within the Central Franklin Overlay due to the shared parking nature and overall reduction of trips for those traveling to the downtown area. The applicant is creating a similar environment in the north and south villages and because of this shared parking nature of the development, Staff can support this request.

Staff recommends approval of MOS #10.

MOS #11: Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.

Section 10.2.3 of the Zoning Ordinance establishes the minimum parking standards for the various allowable uses within the City. For multifamily, the City requires 1.25 spaces per studio unit, 1.25 spaces per 1-bedroom unit, and 2.25 spaces per 2+-bedroom unit. The applicant is requesting to modify these requirements to 2 off-street space per unit, regardless of number of bedrooms. Because those required spaces are off-street and less than 10 parking spaces would be effected, Staff can support this request.

Staff recommends approval of MOS #11.

MOS #12: Request for Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 79.

Section 11.5 of the Zoning Ordinance dictates that stormwater management features shall not be counted as open space. The applicant is requesting to allow such features to occupy up to 85% of the neighborhood amenity. After review, Staff is supportive of the request with the modified language that stormwater management features only occupy a maximum of 60% of the neighborhood amenity. Additonally, the open space must have pedestrian and public activation around the entirety of the stormwater feature to properly activate for public use.

Staff recommends approval with conditions of MOS #12.

MOS #13: Request for Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 159.

Section 11.6 of the Zoning Ordinance dictates that stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity. After review of the request, Staff can support this MOS provided that the applicant provide the illustration in Condition 161 to show how Lot 159 will provide public and pedestrian activation around the entirety of the stormwater feature.

Staff recommends approval with conditions of MOS #13.

MOS #14: Request to add additional elements among the required features of a pocket park including: trellises, arbors, informational signage, hammock areas, nature-based play areas, gathering spaces, outdoor gaming areas, pedestrian bridges and overlooks.

Section 11.6 of the Zoning Ordinance requires Pocket Park to offer four of the five following features: A. Seating elements, B. Canopies or gazebos to shield pedestrians, C. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters, D. Fountains, sculptures, or art, and E. Playgrounds. Staff has reviewed the request and understands the applicant's desire to offer different an unique features within the various pocket parks, however some of the requested features are redundant to what is already allowed within pocket parks. Staff supports this MOS provided that the applicant modify the language and remove references to informational signage, and all features listed in the proposed Section F as they are redundant to those listed in Section C.

Staff recommends approval with conditions of MOS #14.

MOS #15: Requesting to allow for irregular shaped signage.

Section 15.1.3 of the Zoning Ordinance states, "signs shall not be irregularly shaped." Irregularly shaped signs have been approved with previous MOS requests so Staff can support this request.

Staff recommends approval of MOS #15.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval with conditions of Resolution 2025-26 by a vote of 6-1.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-26, with conditions, and the alternate language for Condition #30.

RESOLUTION 2025-26

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HARLIN PUD SUBDIVISION WITH 15 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING ELEMENTS, PARKING, GLAZING, SIDEWALKS, OPEN SPACE) FOR THE PROPERTY LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD, AT 1247 HILLVIEW LANE

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2025-06; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Harlin PUD Subdivision are as follows:

Entitlements	Harlin PUD
Base Zone District	PD (0.78/32,000/80)
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	242
Number of Nonresidential Square Footage	32,000
Number of Hotel Rooms	80
Open Space Requirements	70%
Number of Phases in Development	2

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and BOMA shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by BOMA after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: **Request to allow a 5-foot or a 22-foot minimum setback from a Mews ROW-specific to Lots 84-86 and 92-105; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.** Approved: _____ Denied: _____	6.3 House, 6.4 Duplex, 6.6 Townhouse, 6.8 Multifamily – Alley Loaded Garages At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door. *Staff recommended disapproval.*
MOS 2: **Request to decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies.**	6.6 House-Entry Features The front facade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance. *Staff recommended disapproval.*

Approved: _____ Denied: _____	
MOS 3: **Request to decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies.** Approved: _____ Denied: _____	6.6 Townhouse-Entry Features The front facade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance. *Staff recommended disapproval.*
MOS 4: **Request to reduce FFE to no minimum when a home office in Live/Work conditions** Approved: _____ Denied: _____	6.6 Townhouse-Foundations, Porches, And Stoops Minimum 18 inches above grade at front facade. *Staff recommended approval.*
MOS 5: **Request to allow for two ground floor units to be ganged off of a shared entry and not require a direct individual ground floor entrances. Three to four ground floor units on the street facing façade require a minimum of two entries, either shared or to an individual unit.** Approved: _____ Denied: _____	6.8 Multifamily – Building Orientation and Entry Facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units. *Staff recommended approval, with conditions.*
MOS 6: **Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.** Approved: _____ Denied: _____	6.9 Commercial/Mixed-Use - Building Orientation and Entry The building shall parallel the frontage. *Staff recommended approval.*
MOS 7: **Request to change maximum glazing for upper floors to 85%.** Approved: _____	6.9 Commercial/Mixed-Use – Windows – Glazing On Retail Storefront 20 to 65 percent glazing of upper

Denied: _____	floors. *Staff recommended approval.*
MOS 8: **Request to remove the transom requirement above storefront display windows.** Approved: _____ Denied: _____	6.9.1 Commercial/Mixed-Use - Facade Articulation for Buildings with Two-Stories or More Transom windows above storefront windows are required. *Staff recommended approval.*
MOS 9: **Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.** Approved: _____ Denied: _____	9.7.1 - Sidewalks Sidewalks and curb shall be required on both sides of public and private streets and internal drives. *Staff recommended approval.*
MOS 10: **Request to utilize Central Franklin Overlay (CFO) parking guidelines.** Approved: _____ Denied: _____	10.2.3 Minimum Parking Reference 10.2.3 Parking Chart for reduced parking minimums for CFO. *Staff recommended approval.*
MOS 11: **Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.** Approved: _____ Denied: _____	10.2.3 Minimum Parking - Multifamily Studio- 1.25 spaces 1-BR unit- 1.25 spaces 2+ BR unit- 2.25 spaces *Staff recommended approval.*
MOS 12: **Request for Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 79.** Approved: _____	11.5 Neighborhood Amenities - Stormwater Stormwater management features shall not be counted as open space. *Staff recommended approval, with conditions.*

Denied: _____	
MOS 13: **Request for Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 159** Approved: _____ Denied: _____	11.6 Pocket Park - Stormwater Stormwater management features may occupy up to 40% of the pocket park when treated as site amenity. *Staff recommended approval, with conditions.*
MOS 14: **Request to add additional elements among the required features of a pocket park including: trellises, arbors, informational signage, hammock areas, nature-based play areas, gathering spaces, outdoor gaming areas, pedestrian bridges and overlooks.** Approved: _____ Denied: _____	11.6 Pocket Park-Features Four of the following features are required: A. Seating elements B. Canopies or gazebos to shield pedestrians C. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters D. Fountains, sculptures, or art E. Playgrounds *Staff recommended approval, with conditions.*
MOS 15: **Request to one irregularly shaped Hanging Sign per business.** Approved: _____ Denied: _____	15.1.3 Proportion and Shape Signs shall not be irregularly shaped *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2025-06, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

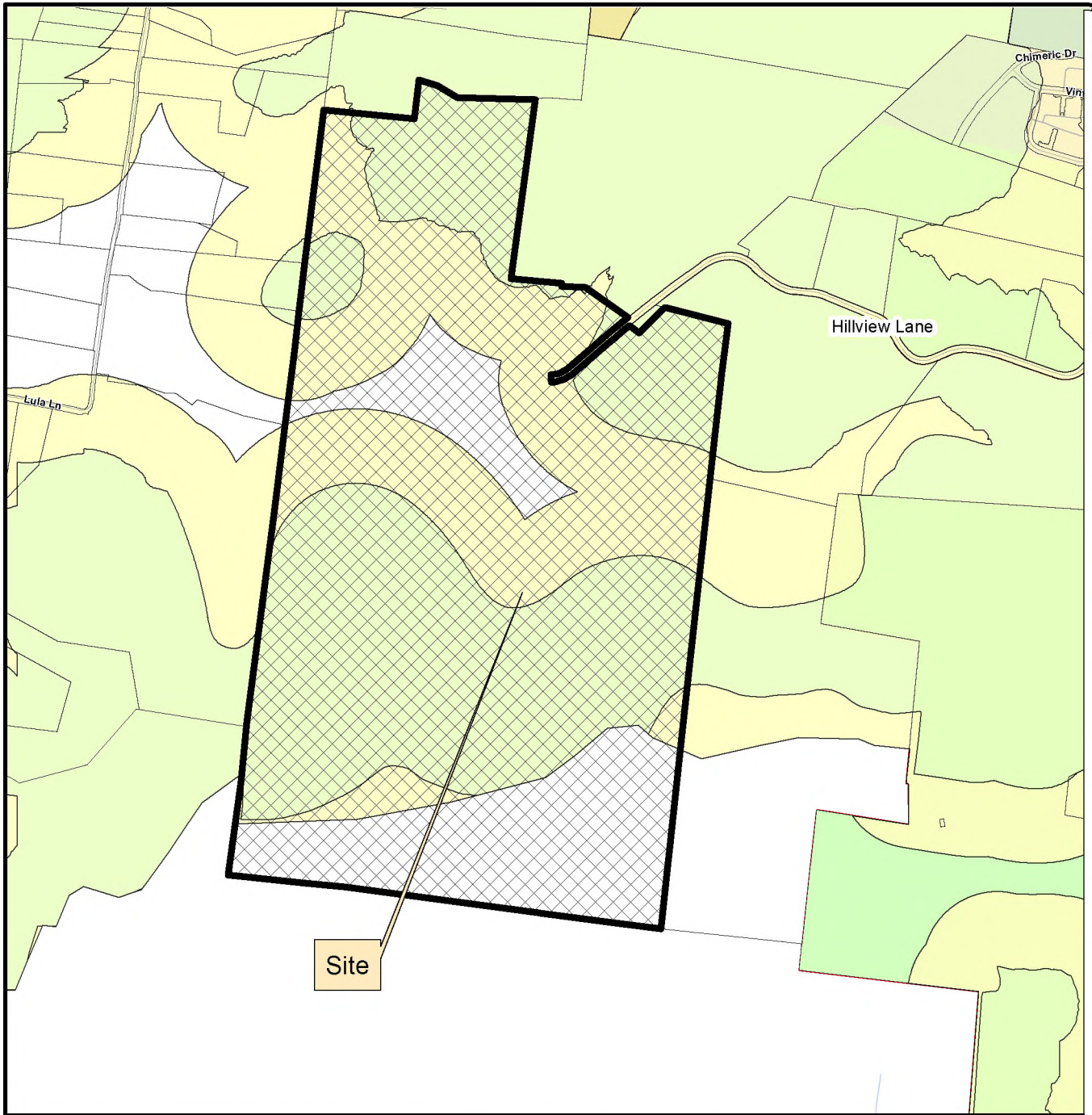
PREAPPLICATION CONFERENCE: _____2/4/25_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____2/27/25_____

NEIGHBORHOOD MEETING: _____2/5/25_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

- Harlin PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

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Feet

HISTORIC FRANKLIN TENNESSEE

HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C0.1	HISTORICAL CONTEXT
C0.2	HISTORICAL CONTEXT
C0.3	HISTORICAL CONTEXT
C0.4	HISTORICAL CONTEXT
C0.5	HISTORICAL CONTEXT
C0.6	HISTORICAL CONTEXT
C0.7	MODIFICATION OF STANDARDS
C0.8	MODIFICATION OF STANDARDS
C0.9	HISTORICAL MAN MADE SLOPES
C0.10	HISTORICAL MAN MADE SLOPES
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C1.3	ENLARGED EXISTING CONDITIONS
C1.4	ENLARGED EXISTING CONDITIONS
C1.5	ENLARGED EXISTING CONDITIONS
C1.6	ENLARGED EXISTING CONDITIONS
C1.7	ENLARGED EXISTING CONDITIONS
C1.8	ENLARGED EXISTING CONDITIONS
C1.9	ENLARGED EXISTING CONDITIONS
C1.10	ENLARGED EXISTING CONDITIONS
C1.11	ENLARGED EXISTING CONDITIONS
C1.12	ENLARGED EXISTING CONDITIONS
C1.13	ENLARGED EXISTING CONDITIONS
C1.14	ENLARGED EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.0A	MIXED USE ENLARGEMENT
C2.0B	MIXED USE ENLARGEMENT
C2.0C	SITE LAYOUT
C2.0D	TYPICAL LOT BREAKDOWN
C2.0E	TYPICAL LOT BREAKDOWN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	DEVELOPMENT PLAN ENLARGEMENT
C2.4	DEVELOPMENT PLAN ENLARGEMENT
C2.5	DEVELOPMENT PLAN ENLARGEMENT
C2.6	DEVELOPMENT PLAN ENLARGEMENT
C2.7	DEVELOPMENT PLAN ENLARGEMENT
C2.8	DEVELOPMENT PLAN ENLARGEMENT
C2.9	DEVELOPMENT PLAN ENLARGEMENT
C2.10	DEVELOPMENT PLAN ENLARGEMENT
C2.11	DEVELOPMENT PLAN ENLARGEMENT
C2.12	DEVELOPMENT PLAN ENLARGEMENT
C2.13	DEVELOPMENT PLAN ENLARGEMENT
C2.14	DEVELOPMENT PLAN ENLARGEMENT
C2.15	OPEN SPACE BREAKDOWN
C2.16	PEDESTRIAN NETWORK
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C3.3	ENLARGED GRADING AND DRAINAGE PLAN
C3.4	ENLARGED GRADING AND DRAINAGE PLAN
C3.5	ENLARGED GRADING AND DRAINAGE PLAN
C3.6	ENLARGED GRADING AND DRAINAGE PLAN
C3.7	ENLARGED GRADING AND DRAINAGE PLAN
C3.8	ENLARGED GRADING AND DRAINAGE PLAN
C3.9	ENLARGED GRADING AND DRAINAGE PLAN
C3.10	ENLARGED GRADING AND DRAINAGE PLAN
C3.11	ENLARGED GRADING AND DRAINAGE PLAN
C3.12	ENLARGED GRADING AND DRAINAGE PLAN
C3.13	ENLARGED GRADING AND DRAINAGE PLAN
C3.14	ENLARGED GRADING AND DRAINAGE PLAN
C4.0	OVERALL TRASH ROW AND ACCESS PLAN
C4.1	ENLARGED TRASH ROW AND ACCESS PLAN
C4.3	ENLARGED TRASH ROW AND ACCESS PLAN
C4.4	ENLARGED TRASH ROW AND ACCESS PLAN
C4.5	ENLARGED TRASH ROW AND ACCESS PLAN
C4.6	ENLARGED TRASH ROW AND ACCESS PLAN
C4.7	ENLARGED TRASH ROW AND ACCESS PLAN
C4.8	ENLARGED TRASH ROW AND ACCESS PLAN
C4.10	ENLARGED TRASH ROW AND ACCESS PLAN
C4.13	ENLARGED TRASH ROW AND ACCESS PLAN
C4.14	ENLARGED TRASH ROW AND ACCESS PLAN
C4.15	OVERALL FIRE ROW AND ACCESS PLAN
C4.16	ENLARGED FIRE ROW AND ACCESS PLAN
C4.18	ENLARGED FIRE ROW AND ACCESS PLAN
C4.19	ENLARGED FIRE ROW AND ACCESS PLAN
C4.20	ENLARGED FIRE ROW AND ACCESS PLAN
C4.21	ENLARGED FIRE ROW AND ACCESS PLAN
C4.22	ENLARGED FIRE ROW AND ACCESS PLAN
C4.23	ENLARGED FIRE ROW AND ACCESS PLAN
C4.25	ENLARGED FIRE ROW AND ACCESS PLAN
C4.28	ENLARGED FIRE ROW AND ACCESS PLAN
C4.29	ENLARGED FIRE ROW AND ACCESS PLAN
C4.30	STREET NETWORK PLAN AND SECTIONS
C4.31	STREET SECTION VIEWS
C4.32	OFFSITE ROAD IMPROVEMENTS
C4.33	OFFSITE ROAD IMPROVEMENTS
C4.34	OFFSITE ROAD IMPROVEMENTS
C4.35	OFFSITE ROAD IMPROVEMENTS
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C5.3	ENLARGED UTILITY PLAN
C5.4	ENLARGED UTILITY PLAN
C5.5	ENLARGED UTILITY PLAN
C5.6	ENLARGED UTILITY PLAN
C5.7	ENLARGED UTILITY PLAN
C5.8	ENLARGED UTILITY PLAN
C5.9	ENLARGED UTILITY PLAN
C5.10	ENLARGED UTILITY PLAN
C5.11	ENLARGED UTILITY PLAN
C5.12	ENLARGED UTILITY PLAN
C5.13	ENLARGED UTILITY PLAN
C5.14	ENLARGED UTILITY PLAN
C5.15	HILLVIEW LANE CONCEPTUAL OFFSITE UTILITIES
C5.16	COLEMAN ROAD CONCEPTUAL OFFSITE UTILITIES
C6.0	PHASING PLAN
L1.0	TREE PRESERVATION PLAN
L2.0	STREAM BUFFER VARIANCE REQUEST
L2.1	STREAM BUFFER VARIANCE REQUEST ENLARGEMENT
A1.0	TYPICAL ARCHITECTURE
A1.1	TYPICAL ARCHITECTURE
A1.2	TYPICAL ARCHITECTURE
A1.3	TYPICAL ARCHITECTURE
A1.4	TYPICAL ARCHITECTURE
A1.5	TYPICAL ARCHITECTURE
A1.6	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

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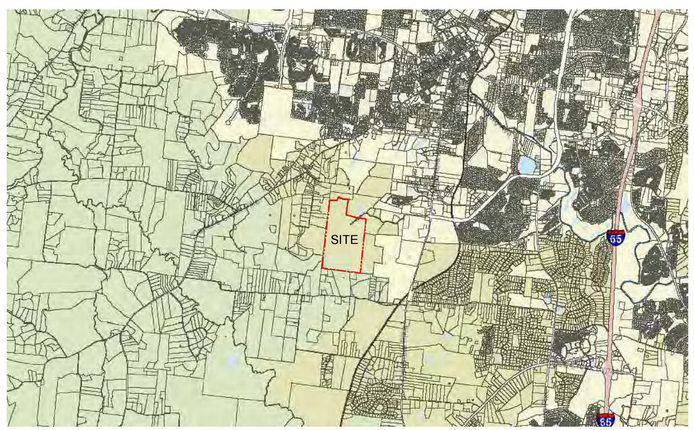
VICINITY MAP



NOT TO SCALE



SUMMARY MODIFICATION OF STANDARDS

FOR LIST OF MODIFICATIONS OF STANDARDS SEE SHEETS C0.7-C0.8

1. **MOS - Chapter 6 – Building Types – House/Duplex/Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Modification:*** Request to allow a rear setback of 5 feet or a 22 feet minimum setback from a Mews ROW when facing a street; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.
2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit.
6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Modification:*** At lot 23, request Neighborhood Village buildings to be allowed at an angle from the frontage.
7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Modification:*** Request to raise maximum glazing to 85% on upper floors.
8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Modification:*** Request to remove the transom requirement above storefront display windows.
9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Modification:*** Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road in specific areas.
10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to utilize Central Franklin Overlay (CFO) parking guidelines.
11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.
12. **MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:**
    - ***Modification:*** Request to allow 85% of neighborhood park as stormwater Management features.
13. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow 85% of pocket park as stormwater Management features.
14. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow additional elements among the required features of a pocket park including: Seating Elements, Pedestrian Shelter (such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters) Site Furnishings (such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas), Fountains, Sculptures, or Art, Playgrounds or Nature-Based Play Areas, Gathering Spaces (such as firepits, picnic areas, outdoor dining areas), Outdoor game areas for yard games (such as Bocce, Croquet, Cornhole), or, at lot 159, pedestrian bridges and overlooks.
15. **MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape**
    - ***Modification:*** Request to allow one irregularly shaped Hanging Sign per business.

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY:	63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION:	70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:

TOTAL SITE ACREAGE:	311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE: *(OVER 30,000 SF)*	77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE:	234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*:	
REQUIRED	5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED:	5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED:	71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

VESTING STANDARDS

ZONING ORDINANCE	01-01-2025
SUBDIVISION REGULATIONS	01-01-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020
MUNICIPAL CODE	09-10-2024
HISTORIC DISTRICT GUIDELINES	05-30-2022

About the Harlin Farm

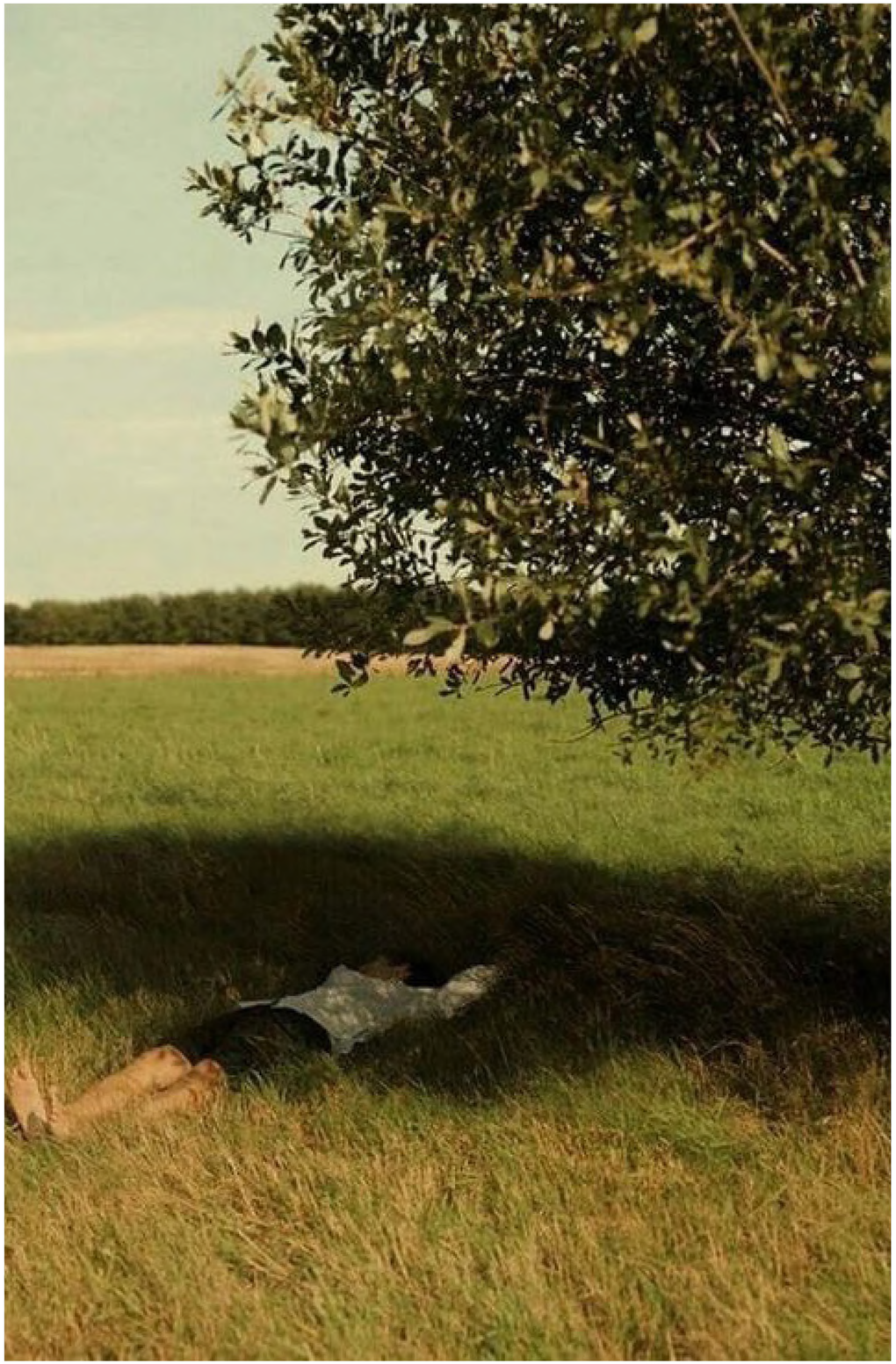
The topography of southern Williamson County is as diverse as anywhere in Middle Tennessee, with dramatic elevation changes marking the leading edge of the Highland Rim. Tucked in below Winstead Hill at the end of Franklin's city limits is the 311-acre Harlin farm. Forested hills ring an enclave that Ezekiel Polk — paternal grandfather of United States President James K. Polk — first acquired by land grant in the 1820s.

Through two centuries, the grassy basin bisected by Polk Creek with the long western views has been home to a number of notable families; a cemetery on the northern edge of the farm includes Campbells, Critzes and Haffners, but for nearly 70 years, the Harlin family has occupied this hidden valley.

Tom Harlin bought the farm with the objective to establish a dairy in the 1960s. In the apparel industry by trade, Tom was also a partner with his brother Bill in the legendary Harlinsdale Farm. But Tom saw great potential in the Holstein breed, starting with 30 cows and ultimately managing more than 400 head that produced milk on three shifts. Tanker truck loads of milk came in and out of Hillview Lane, headed for Purity Dairy in Nashville or a regional co-op in Florida, which would then refill the tanks with orange juice.

It took far more than 300 acres to sustain the operation — before Mack Hatcher Bypass cut through and stubbed into Hillview Lane, alfalfa hay and corn silage were grown everywhere below Winstead Hill. The Harlins leased and farmed hundreds of acres where Polk Place and Dallas Downs subdivisions now stand, where Target, Kroger and Chick-Fil-a operate, and as far north as the old Werthan farm on Columbia Avenue, where Taco Bell and self storage now exist. The Harlins' dairy ceased operation 20 years ago, another piece of Williamson County's agricultural legacy left to the history books.

Now the Harlin family has chosen Boyle Investment Company to shape the next generation of their land into a pastoral neighborhood that showcases the potential of Franklin's new Village Green design guideline adopted by Envision Franklin in 2024. Village Green was developed in direct response to feedback provided by citizens across the community — let's balance preservation with progress (per the City's mission statement), require more open space, create limited mixed-use that mitigates vehicular traffic, and offer a diversity of housing and amenities that reflects the "Missing Middle" that Franklin residents have so long asked for.



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 391525

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HISTORICAL CONTEXT SHEET
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In terms of housing product, there will be a mixture of town and country offerings. The town element will focus on the creation of a walkable hamlet with a blend of single-family homes reminiscent of Downtown Franklin and an array of attached residential offerings, from stately brownstones to well-appointed condominium flats with elevator access. The hamlet will be surrounded by much larger lots that balance the neighboring farms and estates, offering a relaxed country feel of two to five-acre lots.











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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

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Village Green

According to Envision Franklin, "The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

"Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the village and surrounding areas, but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

"Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be located throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged."





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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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Purpose

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

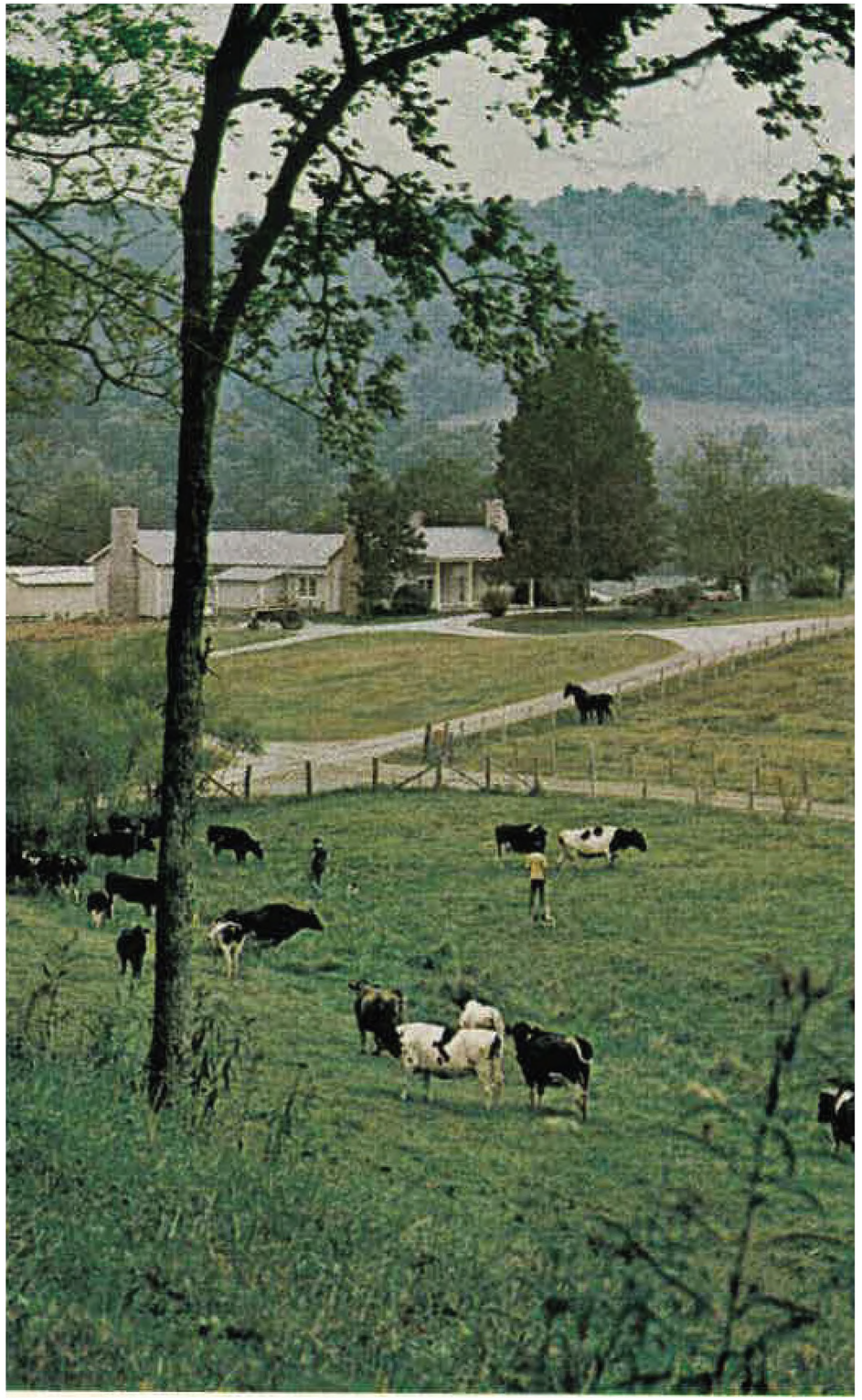
Conscientiously Designed: In addition to preserving 70% of the farmland, we are active stewards, mindful of our impact, and creating abundant opportunities for people to be immersed in and connect with the natural world.

Nature: In its undulating topography, flora, and breathtaking views, Harlin is a first of its kind property in Franklin. Our mission is to celebrate and champion it, create amenities, activities, and events to connect to it, and nurture a love for it among our residents, guests, and community.

Room To Roam: An abundance of preserved lands, nature-inspired amenities, events, and community-centered ethos invite a pace of life where inner and outer explorations: a woods walk with a friend or solo birdwatching are simple, everyday pleasures.

Hospitality: The Harlin family, and especially Barbara Graham Harlin, their matriarch, is our north star. We're intentionally creating a community - through architecture, landscape design, interior design, and land planning - with genuine warmth and care for people at its center.

Unhurried Joy: In a world that feels like it's endlessly spinning and we with it, we're designing spaces and experiences that reset and realign us with nature's rhythms: like trees swaying gently in a breeze, corn growing tall over sultry summer days, a ladybug landing on your hand, a backyard barbecue with friends. This is a place - and a call - to slow life down and savor its gifts.



Harlin Farm, Southern Living, 1974

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Franklin, Williamson County, Tennessee

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COF # 8704

Key Attributes

01 **Inviting**

Like the gracious, close-knit family who called this land home for generations, we're creating homes, gathering spaces, and experiences that are genuinely warm and welcoming, that nurture a caring, vibrant community, and cultivate the kind of camaraderie we're made for.

02 **Rooted**

Trees remind us that we all - people, the natural world, our community - are inextricable connected, our roots and stories forever intertwined. We understand that the wellbeing and vitality of one is essential to the wellbeing and vitality of all. Those insights keep us present, open, and focused on creating community with generations in mind.

03 **Thoughtful**

We strive to do what's right for people and the land. To us, that means celebrating the unique character of the landscape by preserving 70% of it. It means homes and public spaces designed in harmony with sunlight, breezes, and breathtaking views. It means naturally inviting gathering spaces for conversation, play, and everyday occasions. And it means everywhere you look, amenities, events, and endless opportunities to connect with nature and each other.

04 **Captivating**

While our setting is serene and easeful, we're also cultivating a convivial, captivating energy through a curated collection of specialty shops, a boutique inn, experiential public art, gathering spaces, intimate events - and the daily sights, sounds, scenes, and delights of a truly connected neighborhood.







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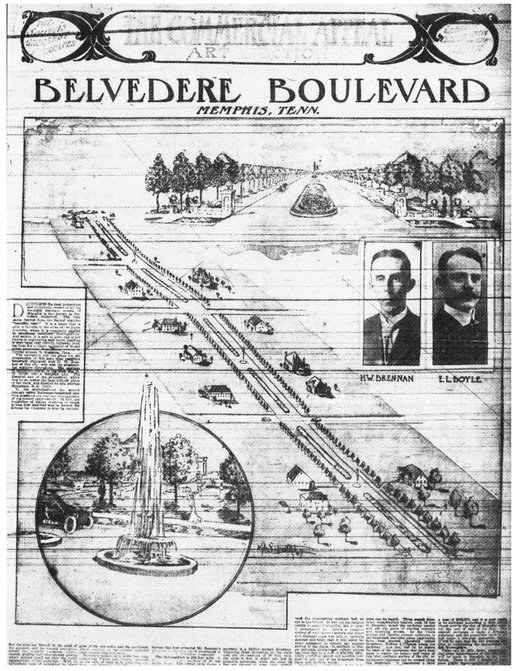
More About Boyle Investment Co.

Founded nearly a century ago in Memphis, Boyle has been building community in Tennessee since 1933. The company launched in Memphis in the middle of the Great Depression to aid large insurance companies in managing their distressed real estate portfolios. The principals were descendants of Nashville settler John Overton, who founded the city of Memphis with Andrew Jackson, and the Boyle family has maintained ownership and oversight of the company for 92 years, through wars and recessions, the quadrupling of interest rates, and the advent of double digit inflation, as well as the emergence and disappearance of countless real estate fads.

Boyle seeks out properties with intrinsic value, based on location and unique features, and then leans on their team's expertise to enhance that value in the long term with a focus on excellence. Boyle's visionary mindset and transformative approach has kept them on the forfront of the industry the last 100 years. You see it in some of Memphis oldest and most desirable neighborhoods, such as ca. 1907 Belvedere in Midtown or Ridgeway Center, the 1960s-era mixed-use pioneer often cited as the most significant development in the history of the city. And you see it in some of Franklin's most iconic new mixed-use districts, such as McEwen Northside and Berry Farms. These are not cookie-cutter developments placed onto an available piece of ground — they are distinctive destinations that are uniquely "of the place."









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COF # 8704

1. **MOS - Chapter 6 – Building Types – House/Duplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Standard:*** At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door
   - ***Modification:*** Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.
   - ***Justification:*** This clarification would allow for lots that front a public street to follow standards similar to an alley while also benefiting because the mews is wider than a typical alley. Lots 84-86 and 92-105 would also be addressed from the public streets they front. This change would not impact fire access. Lots 87-91 would not have a MOS for rear setbacks. Lots 87-91 will be sprinkled and keep the mews alley setback of at least 22 feet.



Lots which front an open space and served off a MEWS alley are to be sprinklered. This condition applies specifically to lots 87,88,89,90,and 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Standard:*** Shall have a covered porch, covered stoop, or balcony over the entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to single family home entrances within Harlin to differentiate from homes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic homes, including homes found in Downtown Franklin and historic homes such as the Carter House and Meeting of the Waters which have a basis in classic Federal and Georgian architecture.

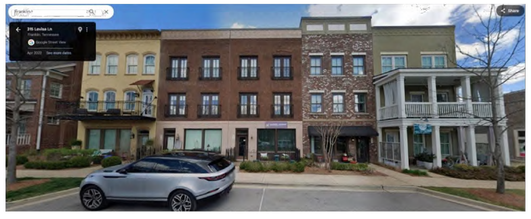




3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Standard:*** The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to townhome entrances within Harlin to differentiate it from the townhomes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic townhomes, including a few in Downtown Franklin which have a basis in classic Federal and Georgian architecture.




4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Standard:*** Minimum 18 inches above grade at front façade
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
   - ***Justification:*** This will allow for a visitable entry into the unit similar to a commercial or mixed-use building that must comply with ADA criteria.



5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Standard:*** Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit. Shared entry will face the street.
   - ***Justification:*** We would like to have the option to allow for only shared controlled entrances to the building when the ground floor contains up to four units. This is consistent with the COF ZO requirements for Multiplex units and brings similar architectural controls to Small Scale Multifamily buildings that are not further defined in the ZO. A building with only shared entrances is consistent with high quality historic pre-war multi-family buildings. This would allow narrower frontage multifamily to have a single shared entrance, which would prevent doors from being too close to one another. Wider multifamily frontage would have a minimum of two entries.

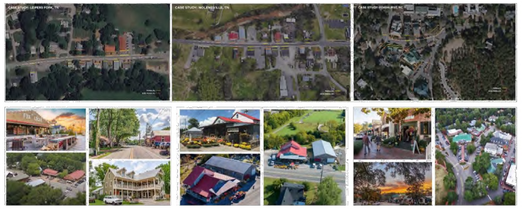




6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Standard:*** The building shall parallel the frontage
   - ***Modification:*** Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.
   - ***Justification:*** Allowing buildings to angle back from a street can create dynamic spaces and allow you to mitigate angle and curved streets which are many times needed due to topography or road circulation patterns. This brings the wedge-shaped space in the rear or side of the lot to the front to enhance the public realm and is consistent with other rural towns in the region including downtown Franklin (see case studies below).







7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Standard:*** 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - ***Modification:*** Request to charge upper floors max from 65 percent to 85 percent.
   - ***Justification:*** This will allow for several groups of ganged windows with each window vertically proportioned similar to what you would find in a traditional sunroom or filled in porch. The photo below illustrates a similar building with the upper floor glazing measured at 83%.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Standard:*** Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - ***Modification:*** Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options. [*Note: removed MOS for lowering knee wall to 12 inches*]
   - ***Justification:*** This will allow for larger storefront windows in cases where a transom would result in a horizontally proportioned storefront window below it, and is similar to existing conditions and alternatives found in Downtown Franklin










9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Standard:*** Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - ***Modification:*** Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.
   - ***Justification:*** Allows for a more rural pattern of development while still providing a complete pedestrian network and a variety of pedestrian trail options. See corresponding MOES and street sections for justification. Areas where this standard could apply are designated on C2.16, C4.30, and C4.31.

10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards
    - ***Modification:*** Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines.
    - ***Justification:*** The Central Franklin Overlay recognizes the unique qualities and mixed-use character of Franklin's oldest neighborhood and scale of development and context as identified in Envision Franklin. The Village Green characteristics and mixture of uses with corresponding land conservation goals offers a comparable mix of uses and development patterns and should therefore offer similar parking designations.

11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards - Multifamily
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.
    - ***Justification:*** Small Scale Multifamily is a residential use as defined in Envision Franklin, but there is no corresponding parking definition for this use for a Multifamily building up to 12 residential units. Given the "small scale" nature of the building the parking guidelines for Multiplex are more appropriate.

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Franklin, Williamson County, Tennessee

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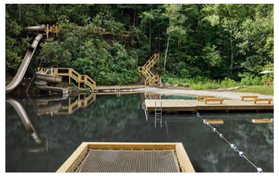
12. MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:

- ***Standard:*** Stormwater management features shall not be counted as open space
- ***Modification:*** At lot 79, Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
- ***Justification:*** Allows for the integration of wet stormwater management ponds and heavily landscape bioretention areas into neighborhood amenities such that a retention pond, a swimming pond, or natural pools may appear to flow into wet stormwater management ponds or may appear as natural ponds. Ponds and pools should be activated with recreation opportunities such as fishing piers, swimming platforms, boardwalks, or fountains, while integrating trails and benches located all around the stormwater management area such that these ponds function as part of the neighborhood amenity.









13. MOS - Section 11.6 – Open Space – Pocket Park - Stormwater:

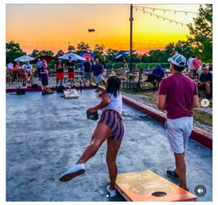
a. ***Standard:*** Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
b. ***Modification:*** At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
c. ***Justification:*** Allows for the integration of wet stormwater management ponds into pocket parks such that a planned, wet retention pond at lot 159 and areas of heavily landscaped bioretention may be integrated into an activated pond with recreation opportunities such as fishing piers, swimming platforms, boardwalks, canoe/kayak launch, or fountains, while integrating trails and benches located all around the stormwater management areas and integrating the pond as a recreation opportunity within the pocket park.

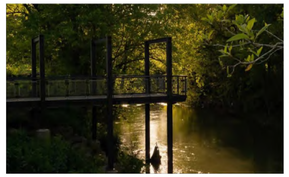




14. MOS - Section 11.6 – Open Space - Pocket Park – Features:

- ***Standard:*** Four of the following features are required:
- ***Modification:*** Amend/add additional features more consistent with the Vision of the development:
  A. Seating Elements
  B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
  C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
  D. Fountains, Sculptures, or Art
  E. Playgrounds or Nature-Based Play Areas
  F. Gathering Spaces such as firepits, picnic areas, outdoor dining areas
  G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
  H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks
- ***Justification:*** This MOS allows a wider variety of open space options specifically curated to the Vision of the Harlin development while still providing a robust, amenitized living experience.






15. MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape

- ***Standard:*** *Signs shall not be irregularly shaped.*
- ***Modification:*** Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
- ***Justification:*** Allows for a diversity of signage typical of a historic hamlet or village appropriate in the Village Green Design Concept.








GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
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DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

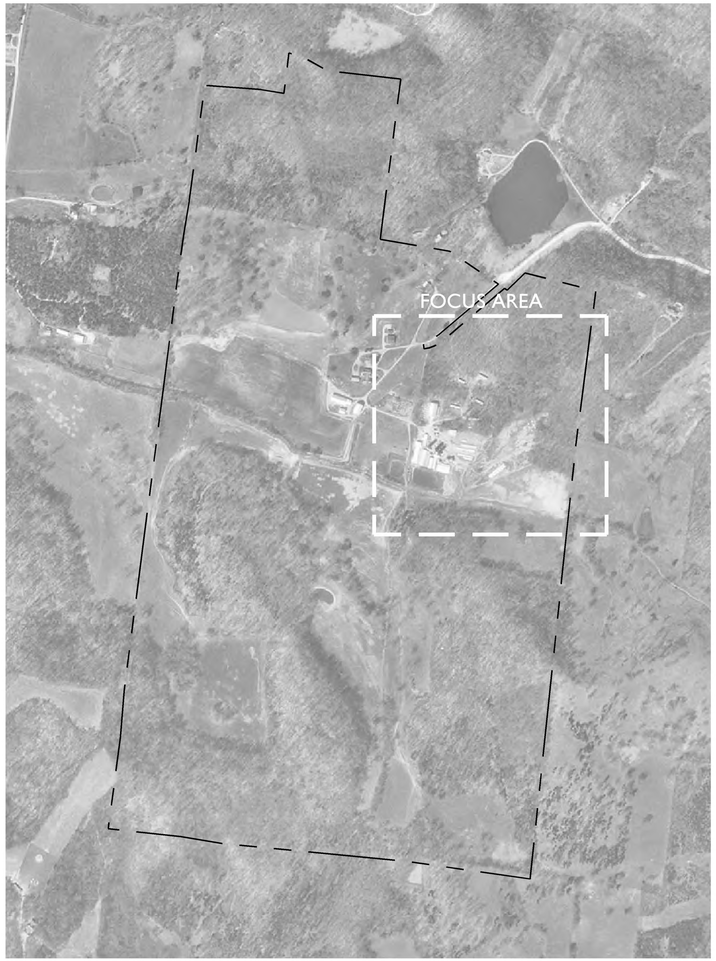
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSKAM REGISTERED LANDSCAPE ARCHITECT 1325

Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATION OF STANDARDS
SHEET
C0.8
COF # 8704

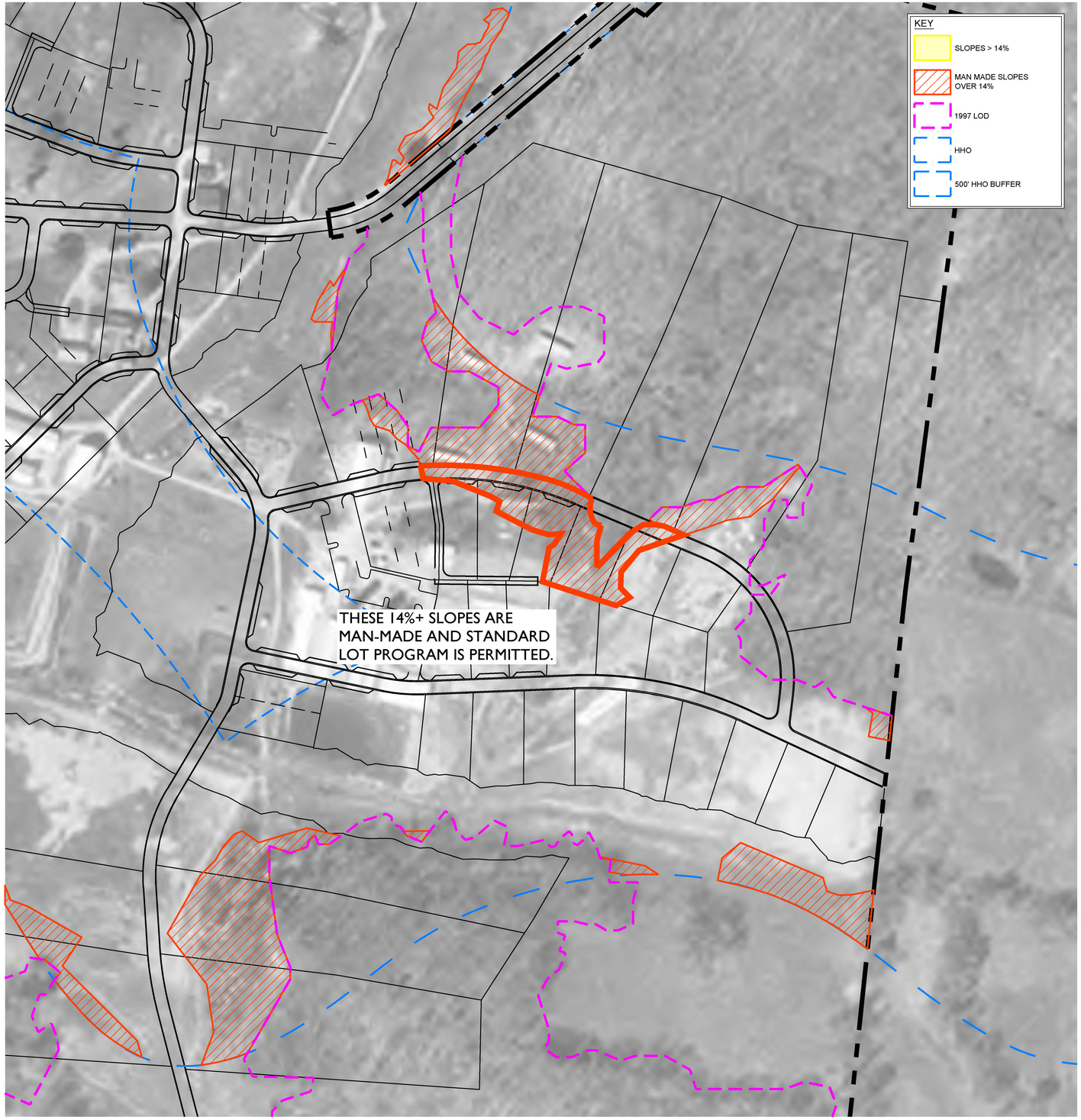
HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



1997 AERIAL
INTRODUCTION OF MAN-MADE SLOPES ON SITE

N.T.S

APPLICANT REQUEST:
AERIAL IMAGERY HAS BEEN PROVIDED TO ILLUSTRATE HISTORICAL MODIFICATIONS TO THE SITE'S TOPOGRAPHY OVER TIME. THESE MAN-MADE ALTERATIONS HAVE RESULTED IN ENGINEERED SLOPES EXCEEDING 14% AS THE AGRICULTURAL OPERATION EXPANDED. AS PART OF THIS SUBMITTAL, THE APPLICANT FORMALLY REQUESTS THAT THESE SPECIFIC AREAS OF 14% OR GREATER SLOPES WITHIN THE 500' HHO BUFFER BE CLASSIFIED AS MAN-MADE SLOPES, THEREBY EXEMPTING THEM FROM PRESERVATION REQUIREMENTS UNDER THE ZONING ORDINANCE.



FOCUS AREA - SLOPE OVERLAY IN 1997 AERIAL

0' 100' 200' 300'

N

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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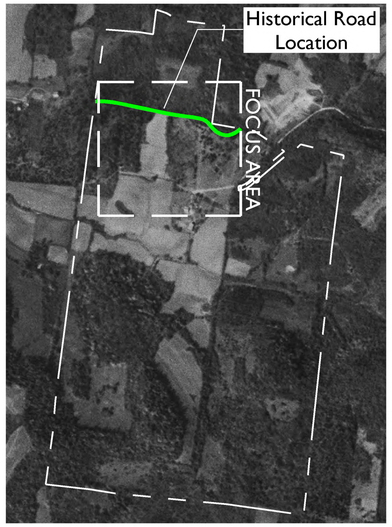
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT

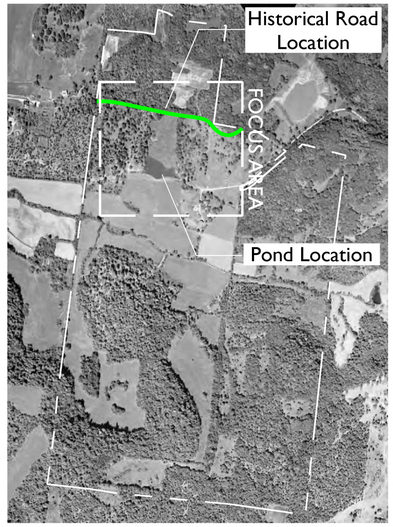
Revision Date
△
△
△
△

HISTORICAL MAN MADE SLOPES
SHEET
C0.9
COF # 8704

HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



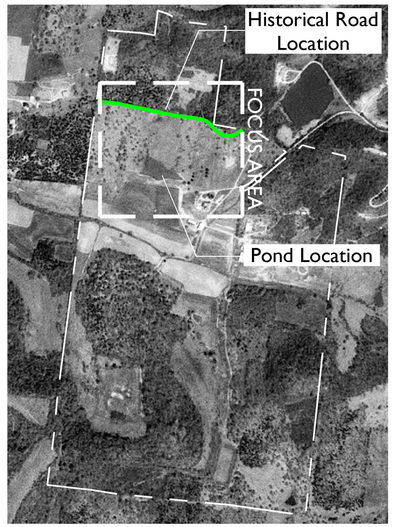
1953 AERIAL
BEFORE POND CONSTRUCTION



1963 AERIAL
AFTER POND CONSTRUCTION



1967 QUADRANGLE
HISTORIC ROAD LOCATION



1975 AERIAL
CLEARING AND GRADING SOUTH OF HISTORIC ROAD LOCATION, CHANNELIZING DRAINAGE TO FEED CONSTRUCTED POND

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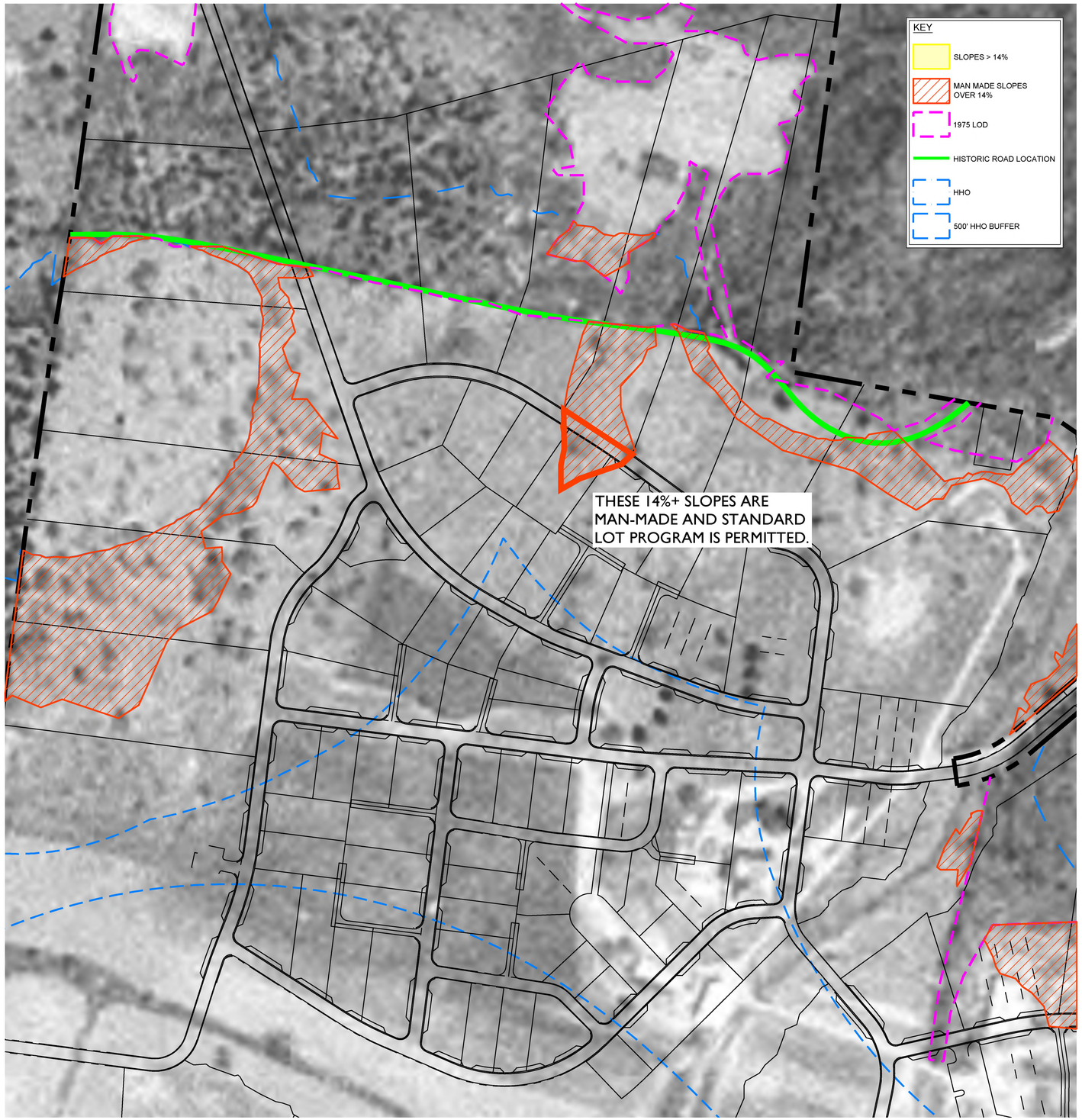

FOCUS AREA - SLOPE OVERLAY IN 1975 AERIAL

0' 100' 200' 300'

N

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sdco PARTNERS
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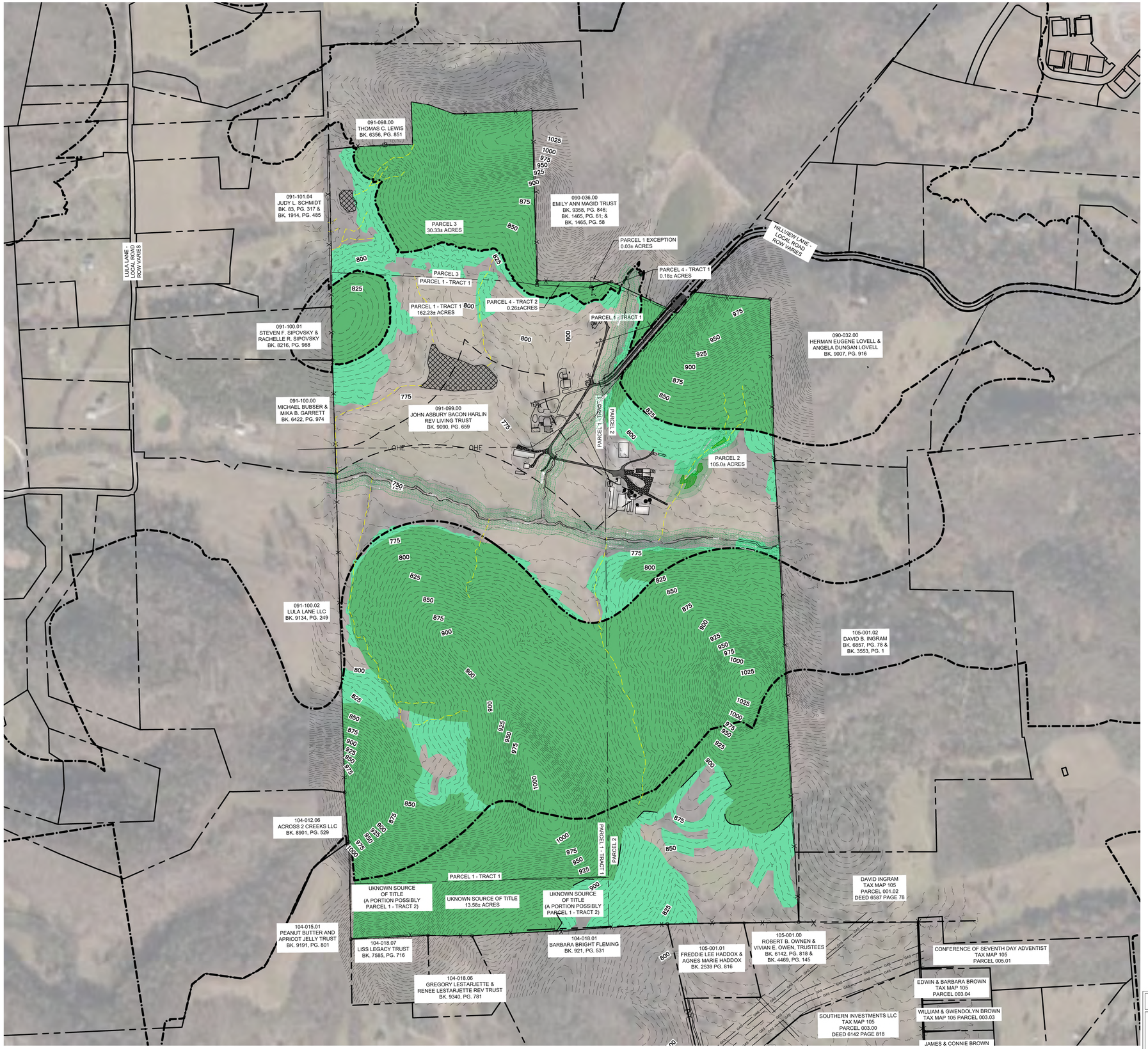
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
Revision Date

HISTORICAL MAN MADE SLOPES
SHEET
C0.10
COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

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EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.

GAMBLE DESIGN COLLABORATIVE
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H
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DesignStudio
sdco PARTNERS
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

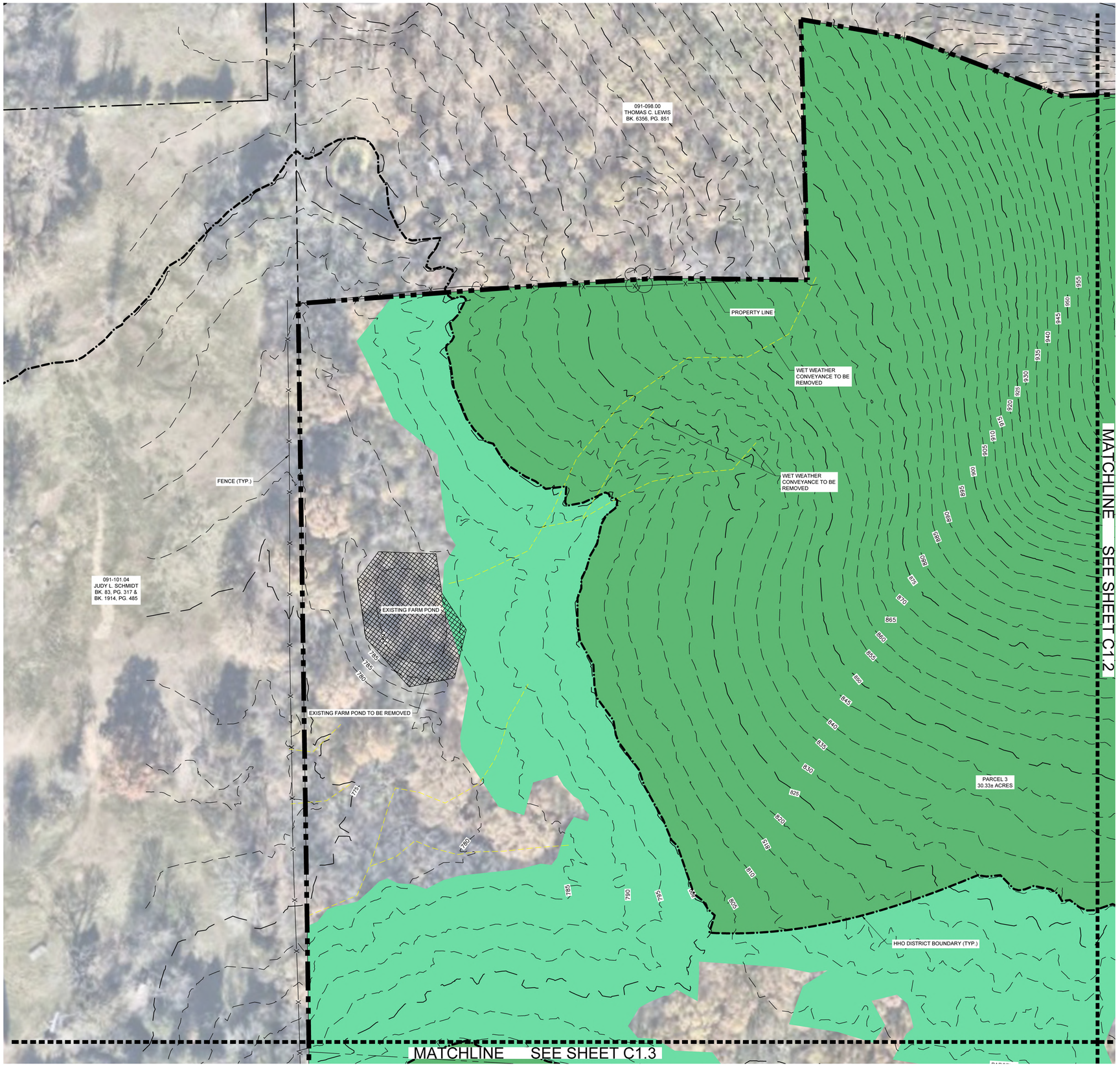
Revision Date

OVERALL EXISTING CONDITIONS

SHEET

C1.0

COF # 8704



LEGEND

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- EXISTING WETLAND
- ZONE 1 BUFFER
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- HHO
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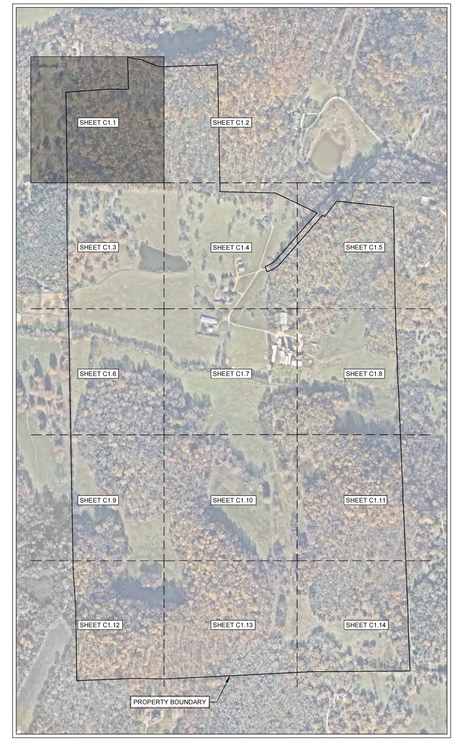


SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

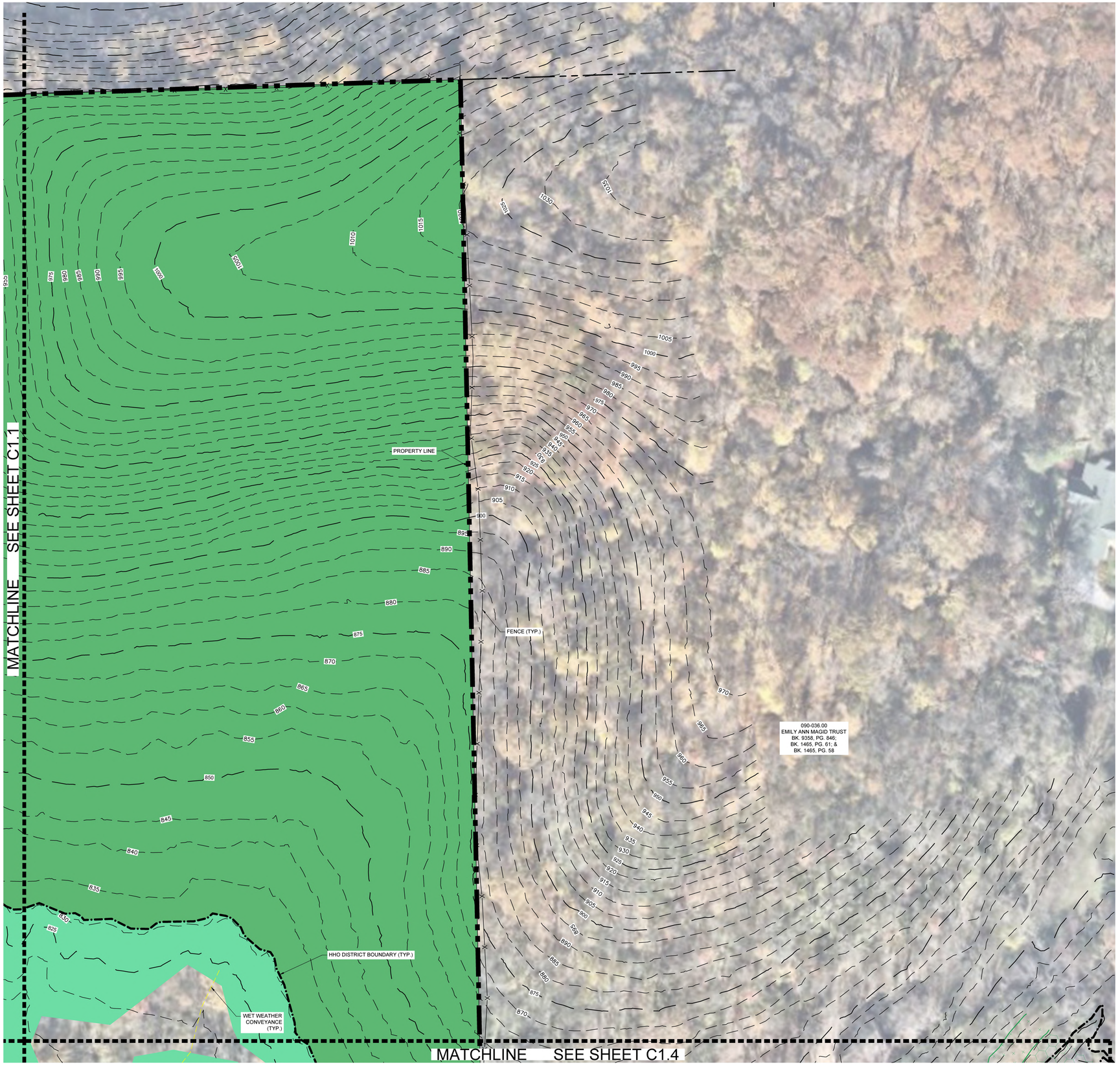
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.1

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
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- HHO
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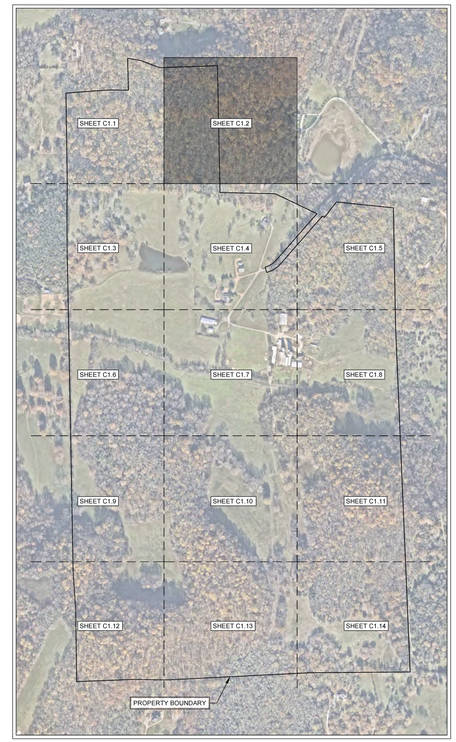

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

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sdco PARTNERS

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

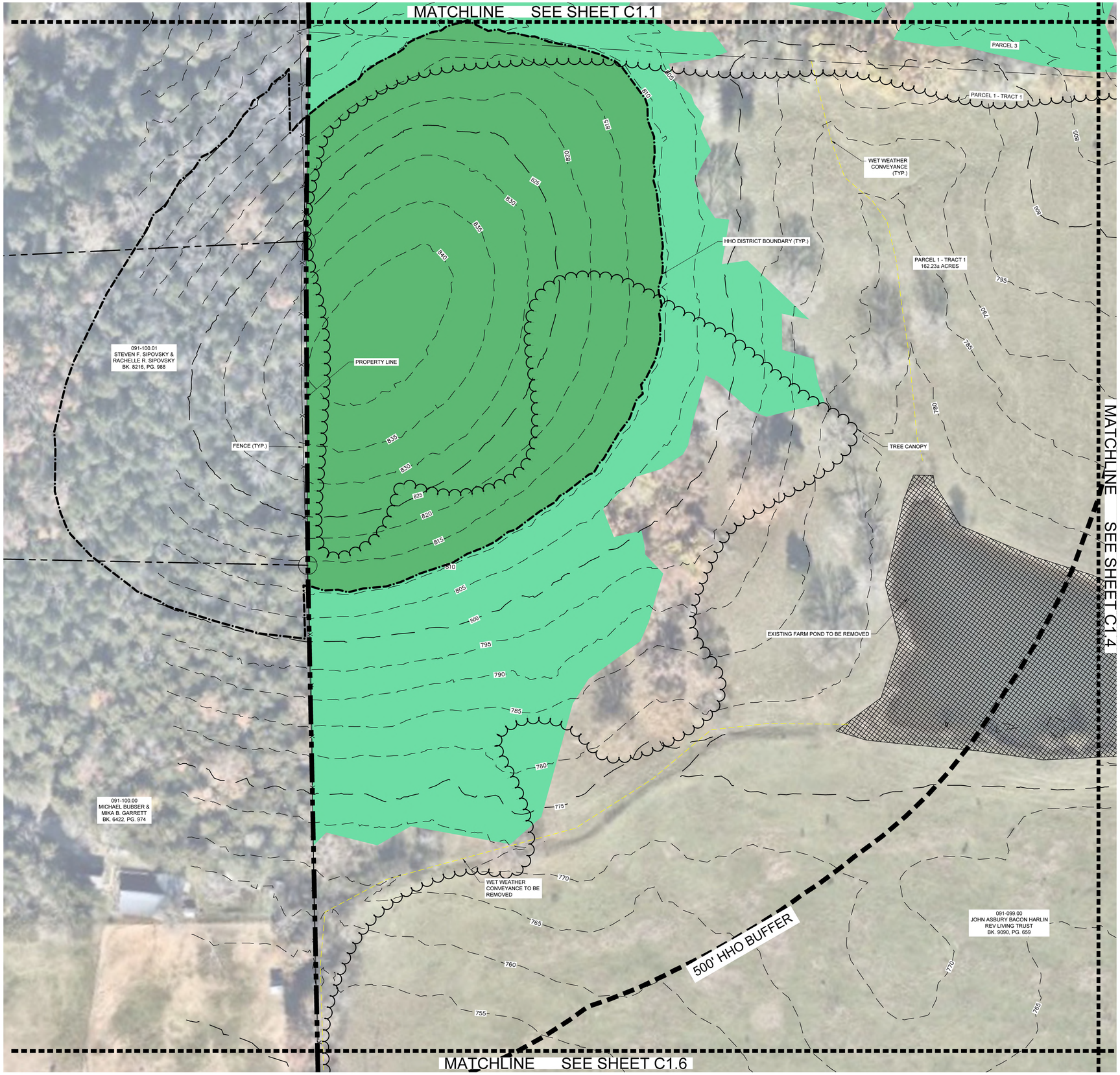
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF # 8704



LEGEND

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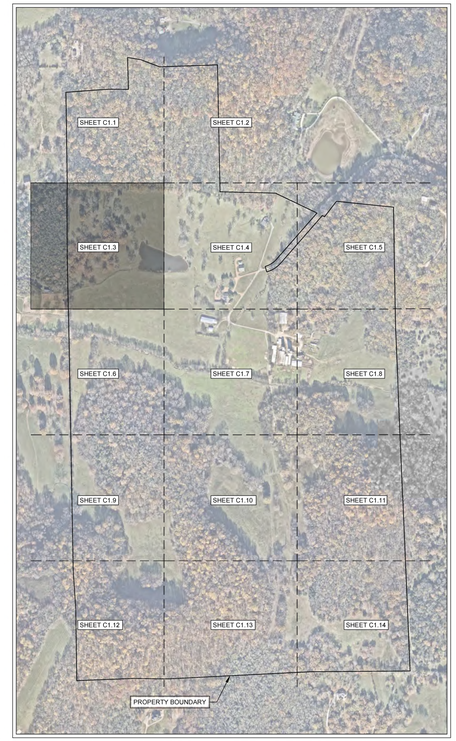

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Franklin, Williamson County, Tennessee

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COMMERCE
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STATE OF TENNESSEE
2025

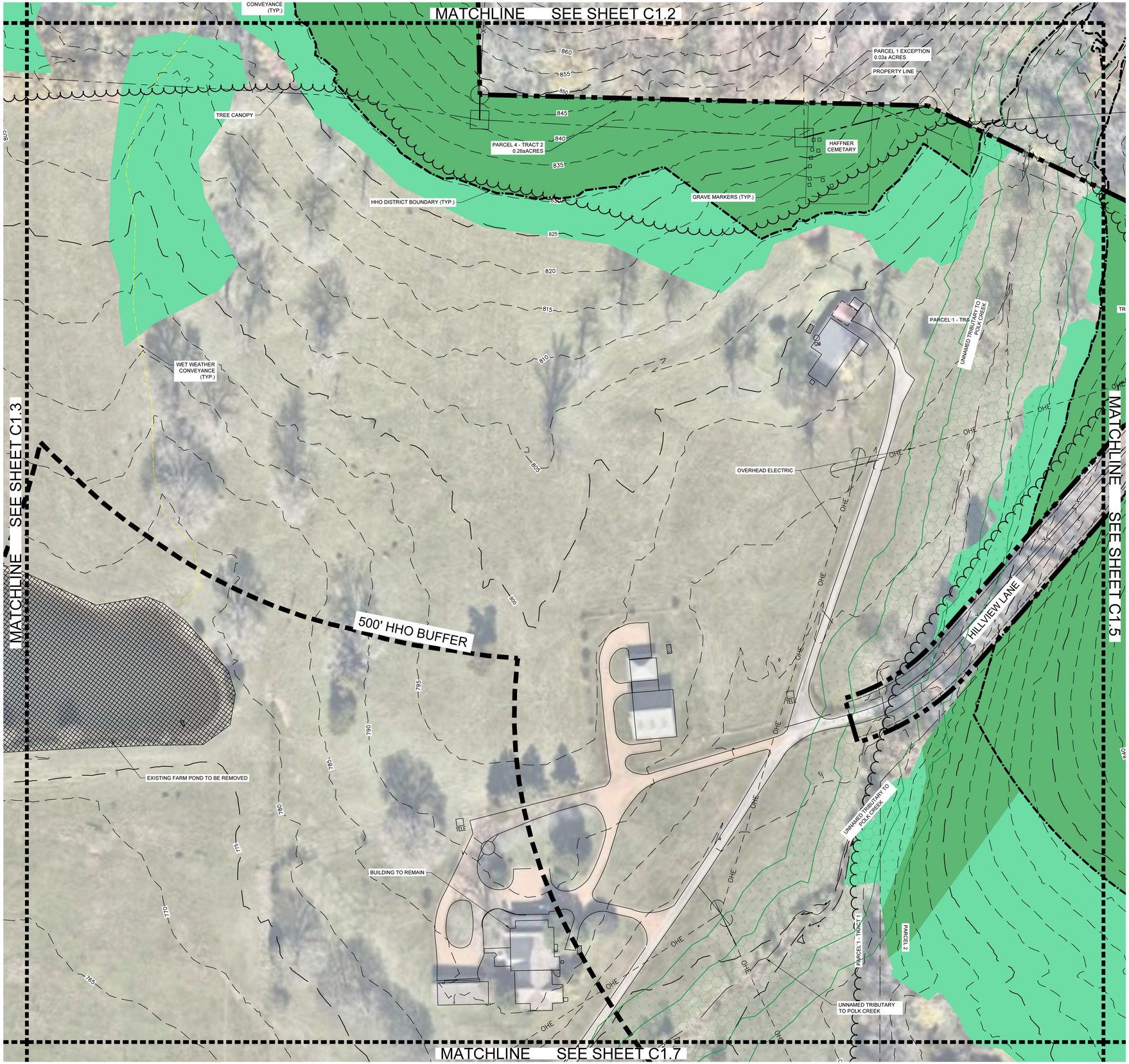
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.3

COF # 8704



LEGEND

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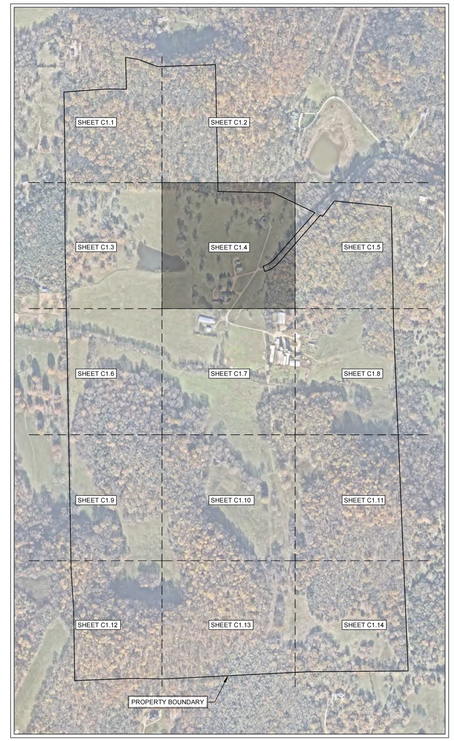

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sdco PARTNERS

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE

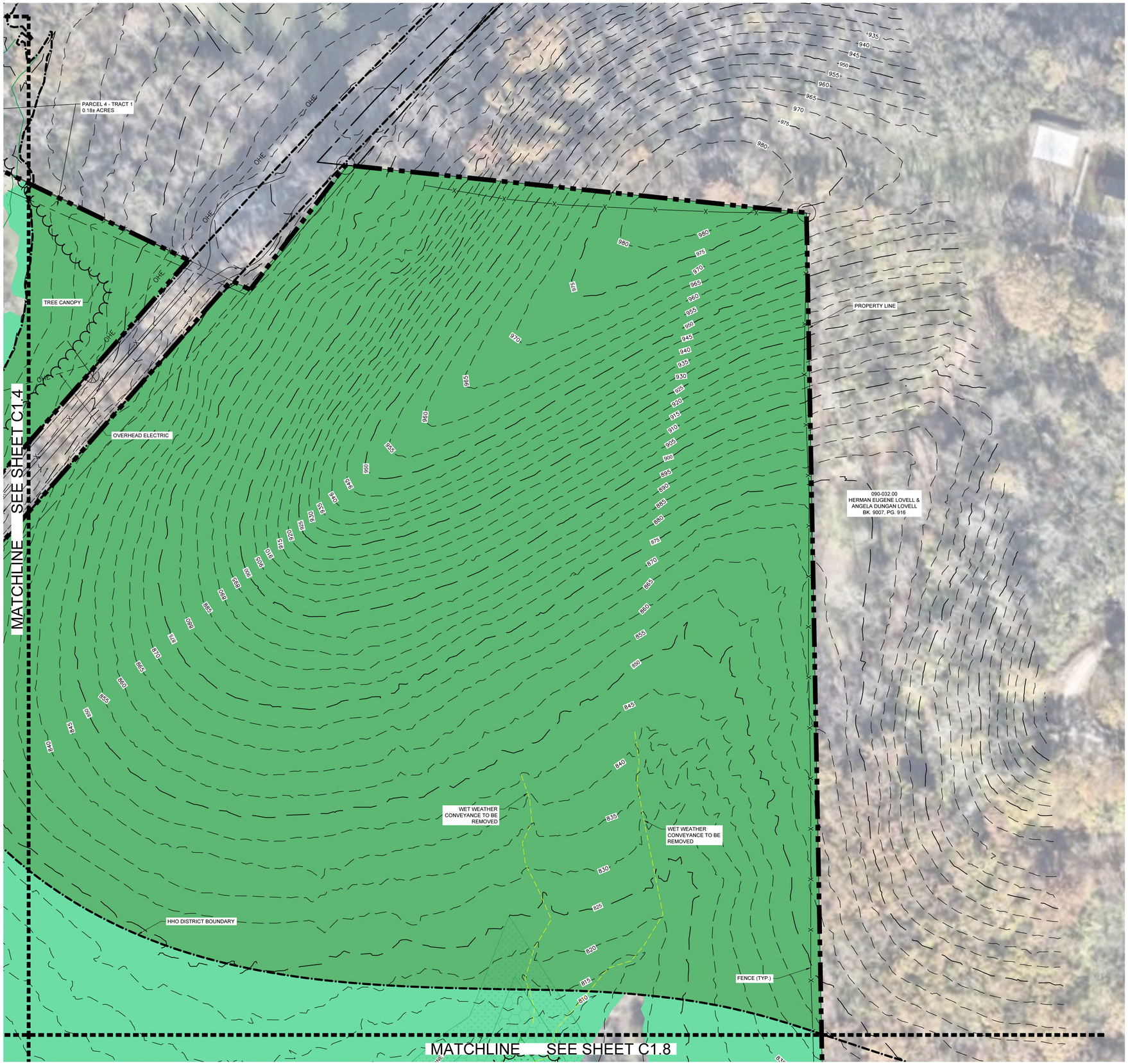
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.4

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
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- HHO
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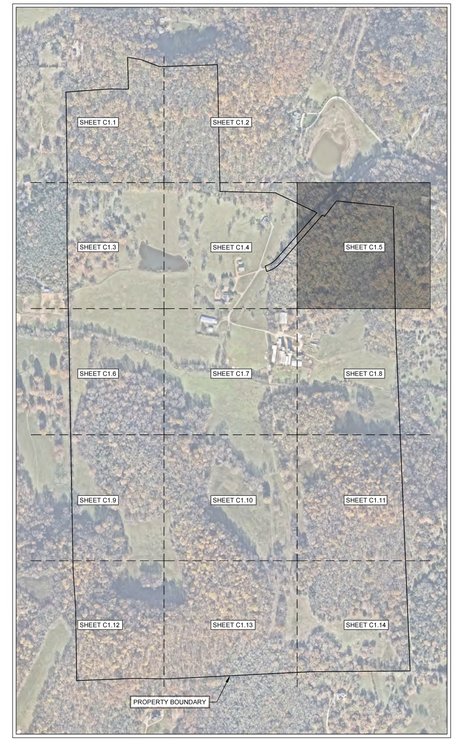

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2025

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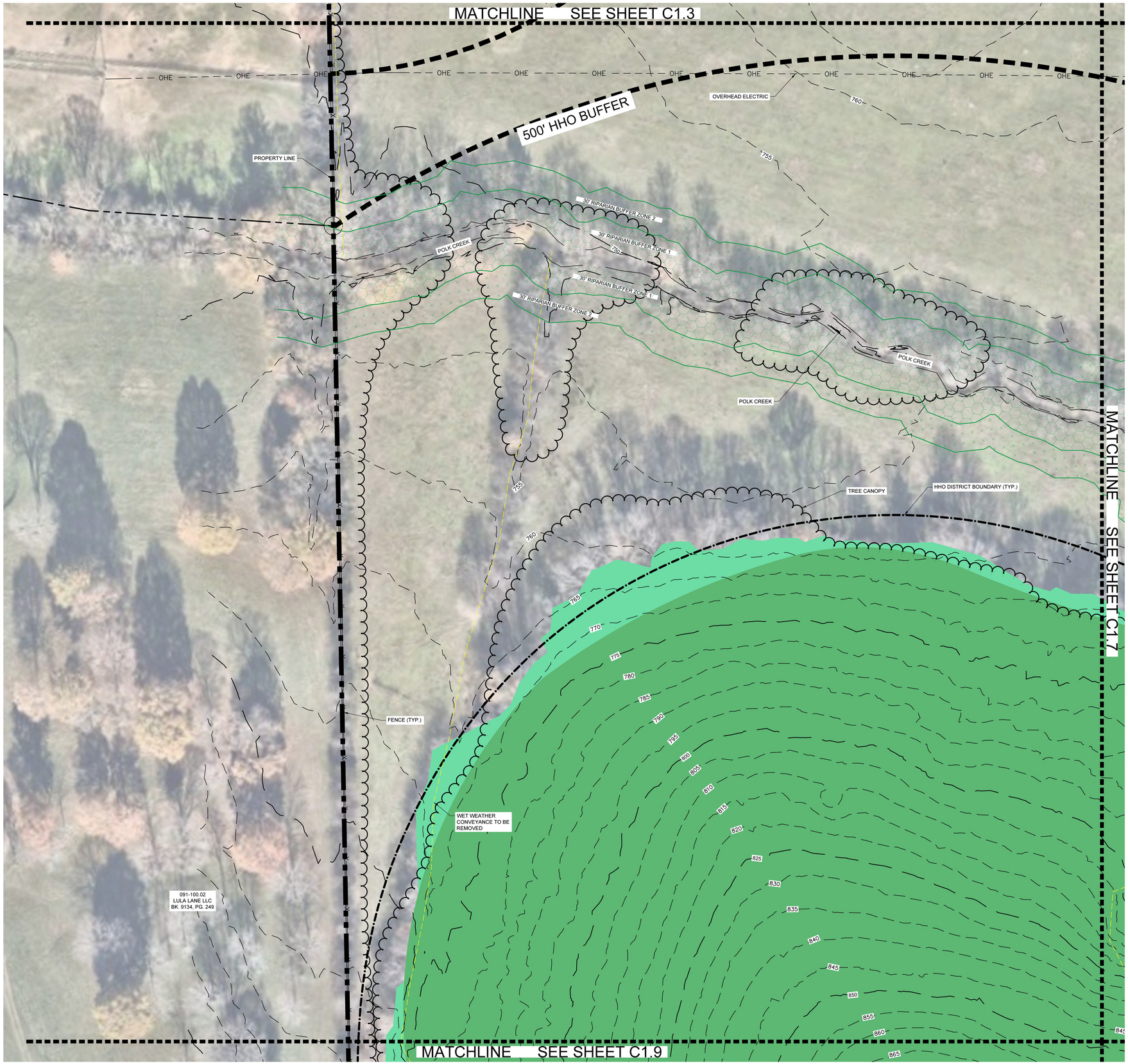
ENLARGED EXISTING CONDITIONS

SHEET

C1.5

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
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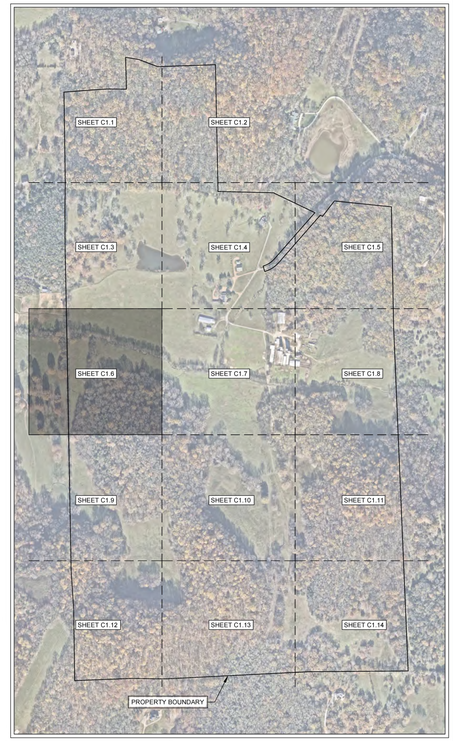
EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE
12/19/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.6

COF # 8704

MATCHLINE SEE SHEET C1.4

SEE SHEET C1.6

SEE SHEET C1.8

MATCHLINE SEE SHEET C1.10

500' HHO BUFFER

OVERHEAD ELECTRIC

OHE

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

TREE CANOPY

WET WEATHER CONVEYANCE TO BE REMOVED

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY BOUNDARY

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.

SHEET C1.1 SHEET C1.2 SHEET C1.3 SHEET C1.4 SHEET C1.5 SHEET C1.6 SHEET C1.7 SHEET C1.8 SHEET C1.9 SHEET C1.10 SHEET C1.11 SHEET C1.12 SHEET C1.13 SHEET C1.14

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

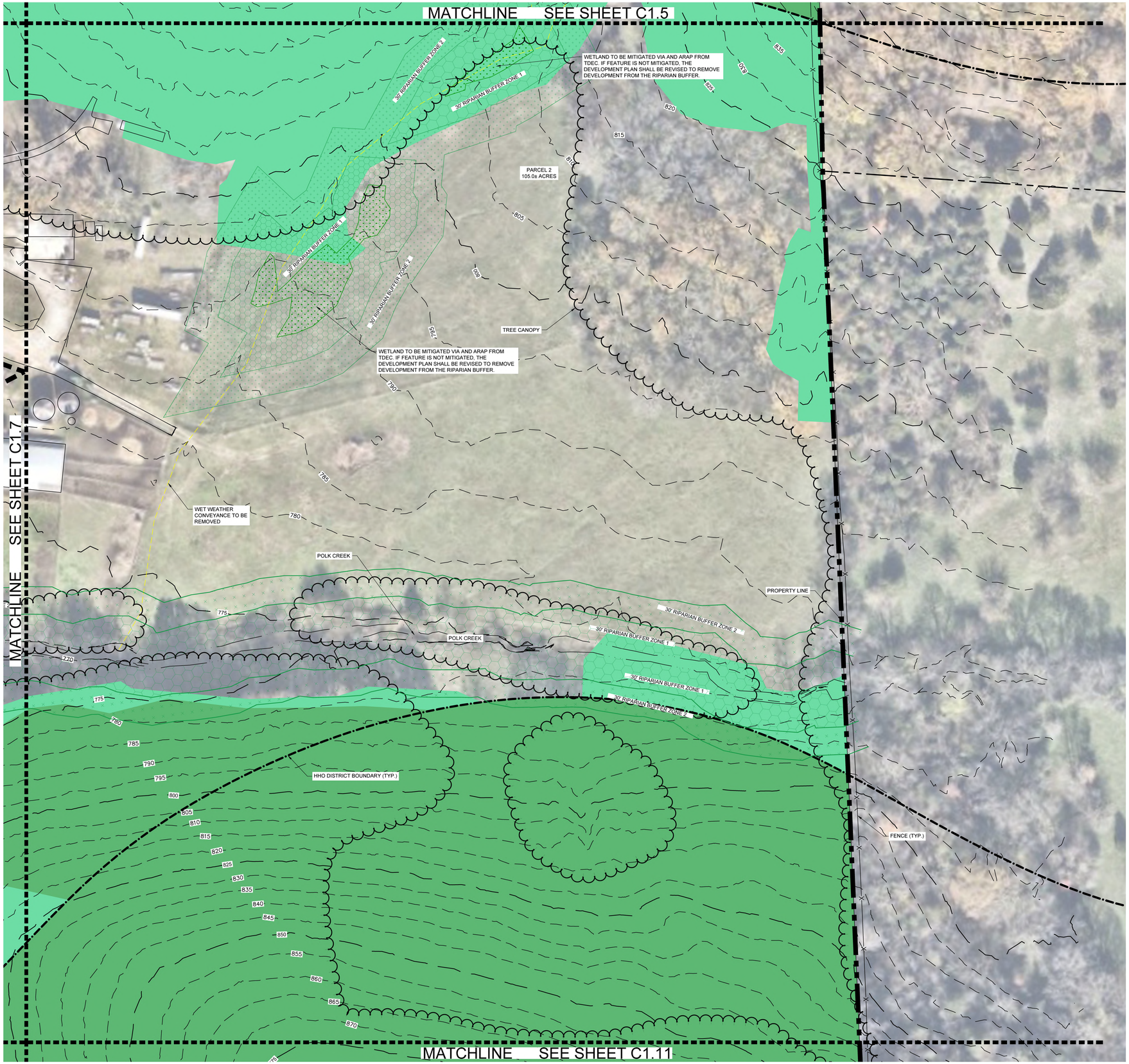
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.7

COF # 8704



LEGEND

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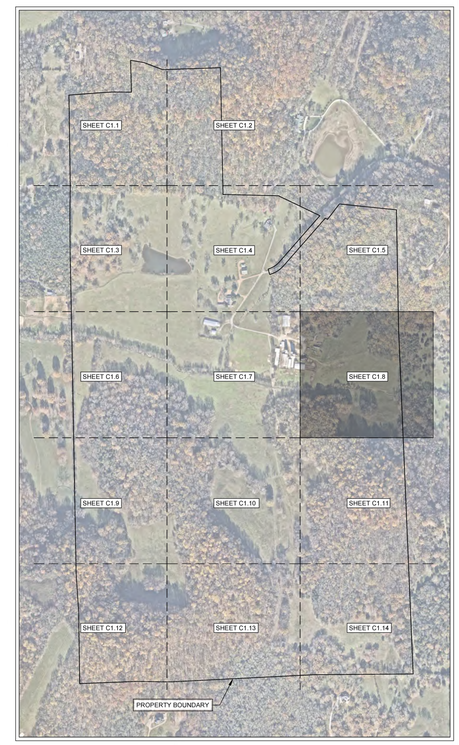

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE 11/13/2025

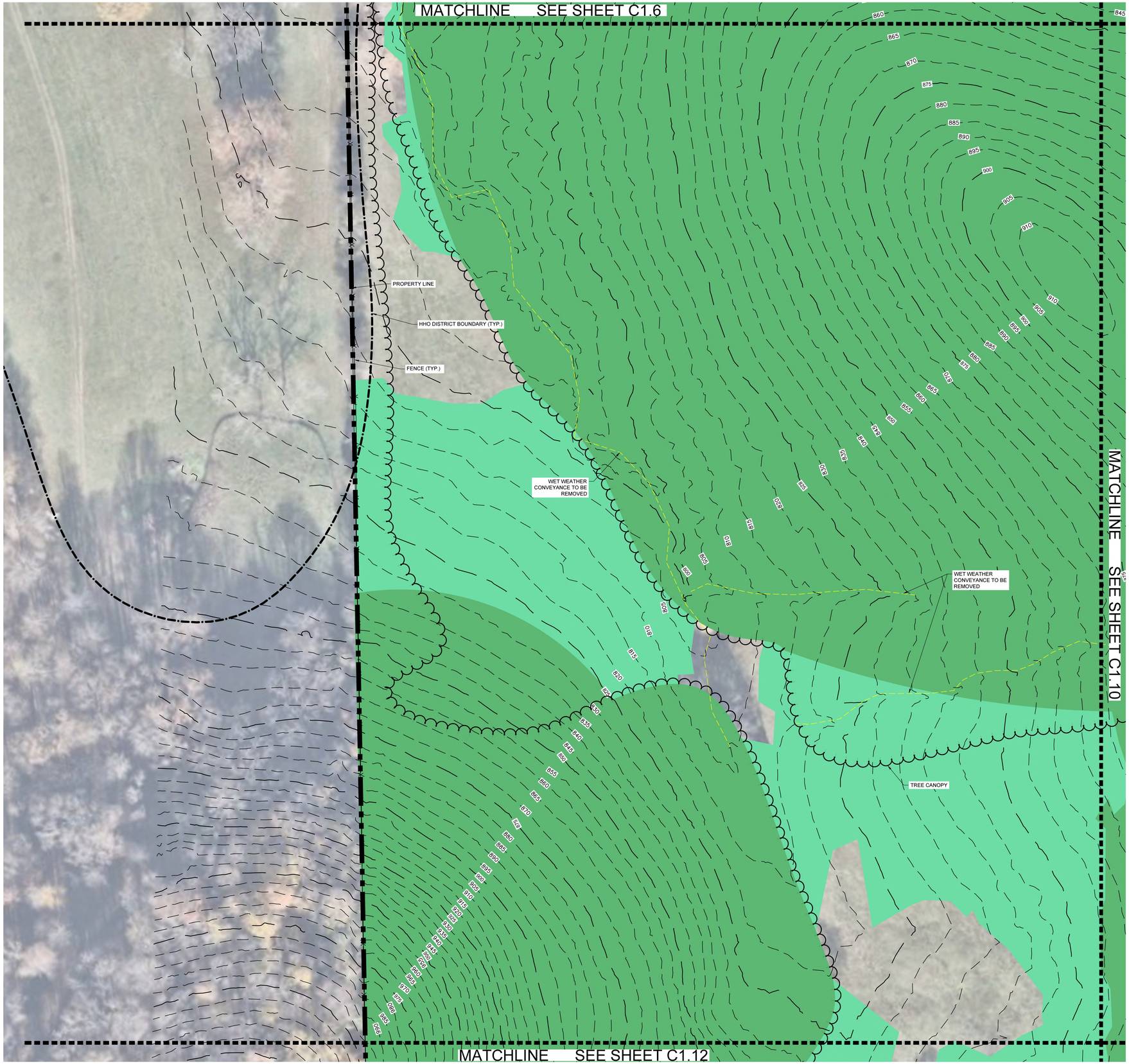
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.8

COF # 8704



LEGEND

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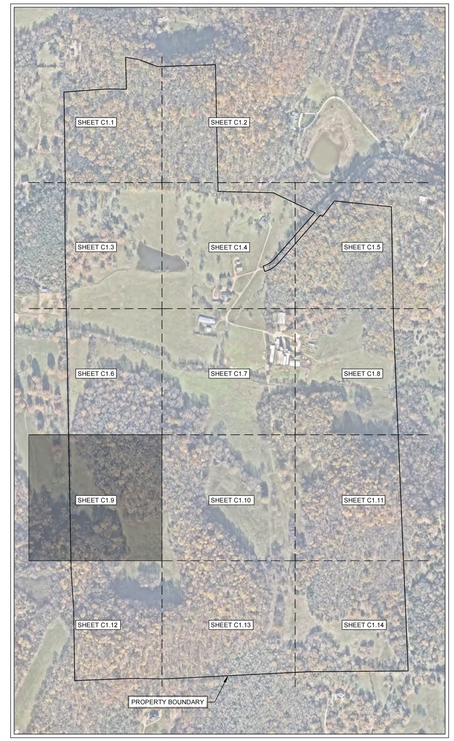

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
07/10/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.9

COF # 8704

MATCHLINE SEE SHEET C1.7

MATCHLINE SEE SHEET C1.9

MATCHLINE SEE SHEET C1.11

MATCHLINE SEE SHEET C1.13

HHO DISTRICT BOUNDARY (TYP.)

WET WEATHER CONVEYANCE TO BE REMOVED

TREE CANOPY

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
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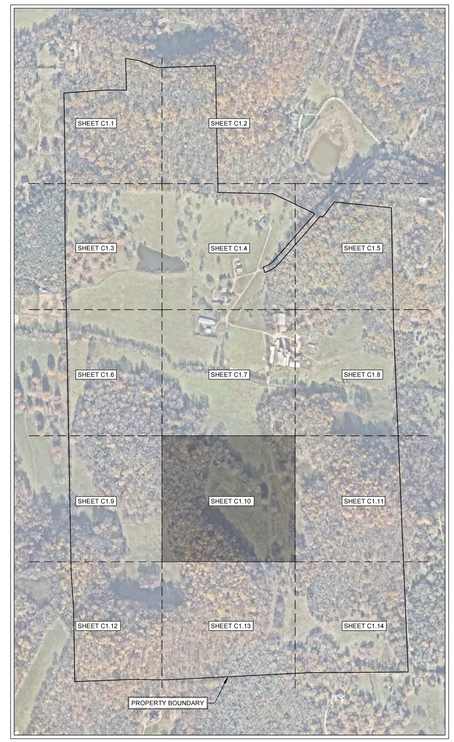

SITE SLOPE TABLE

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURAL — No. 121950 — STATE OF TENNESSEE — 25 April 2025

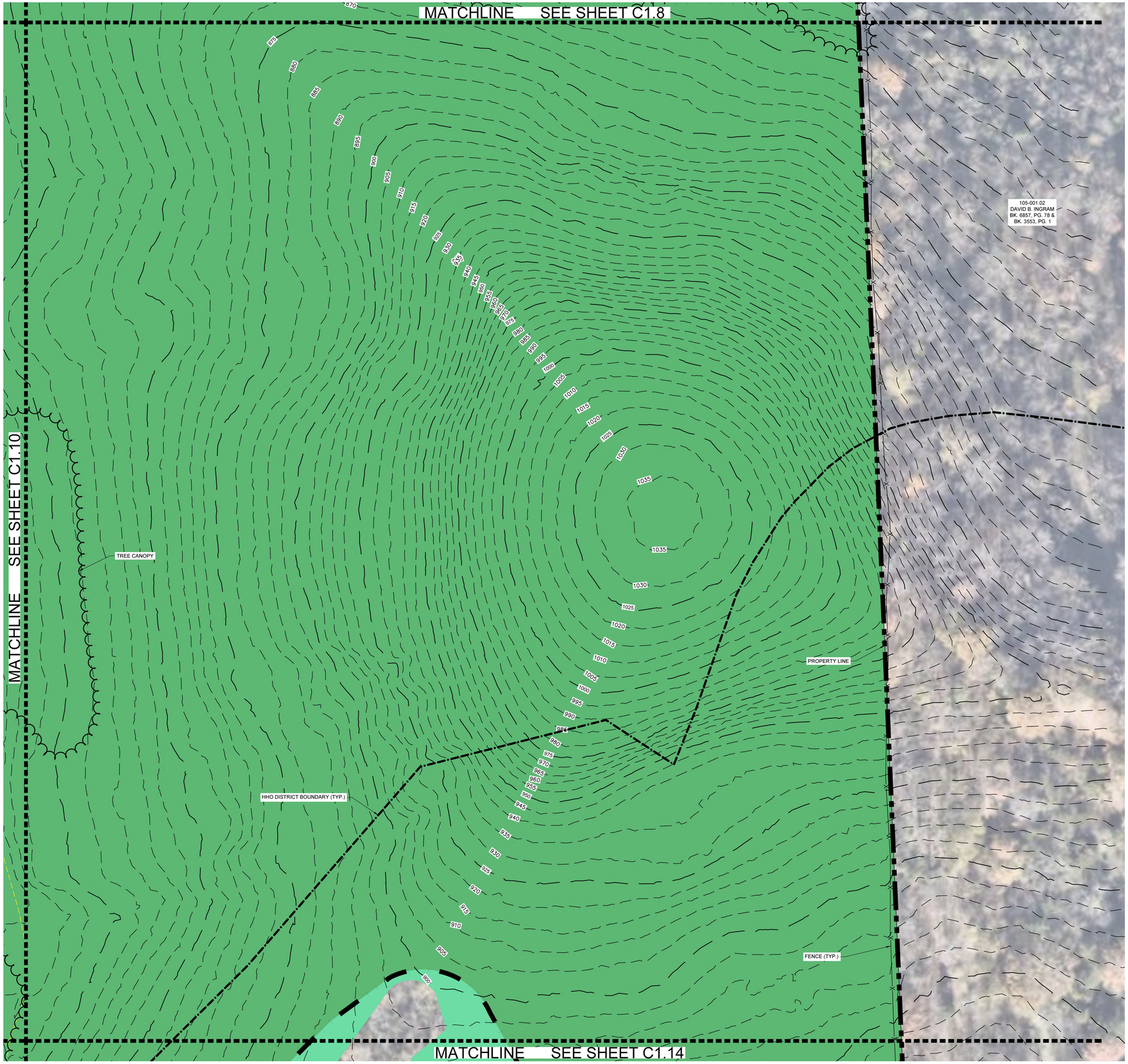
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.10

COF # 8704



LEGEND

- EXISTING POND
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- ZONE 1 BUFFER
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- HHO
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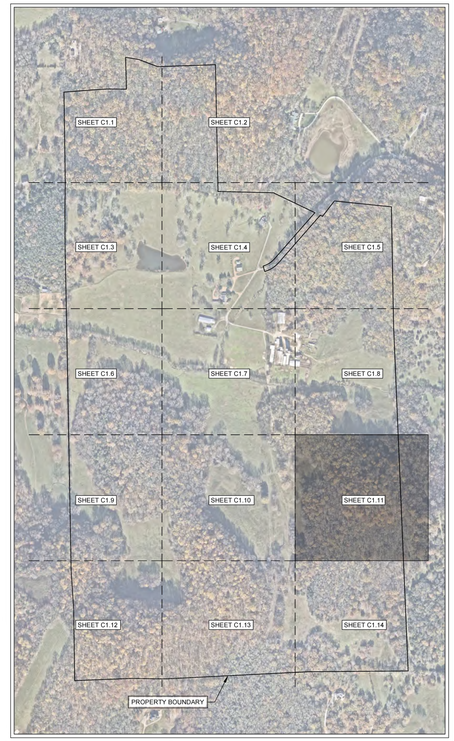

SITE SLOPE TABLE

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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE

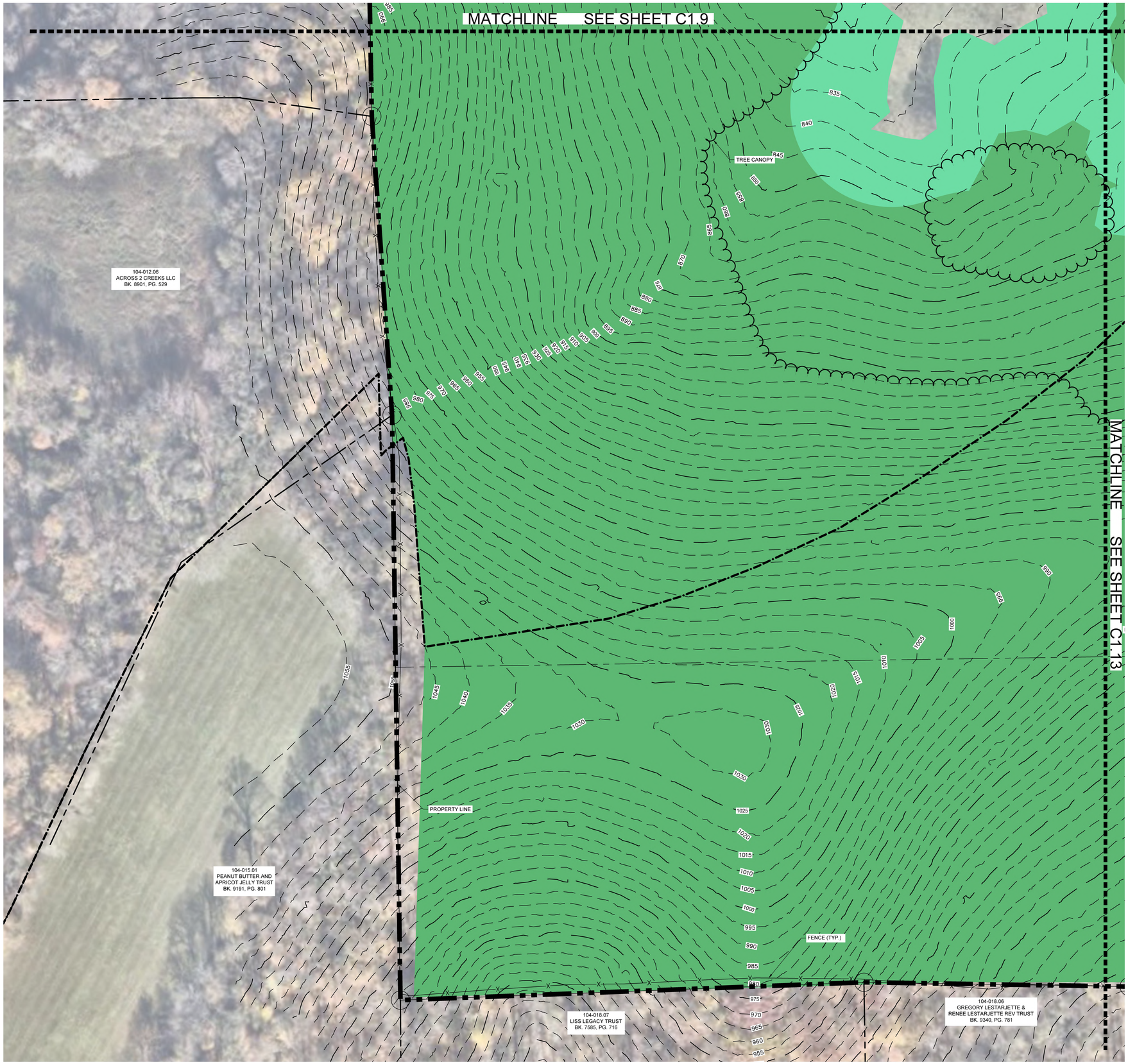
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.11

COF # 8704



LEGEND

- EXISTING POND
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- ZONE 2 BUFFER
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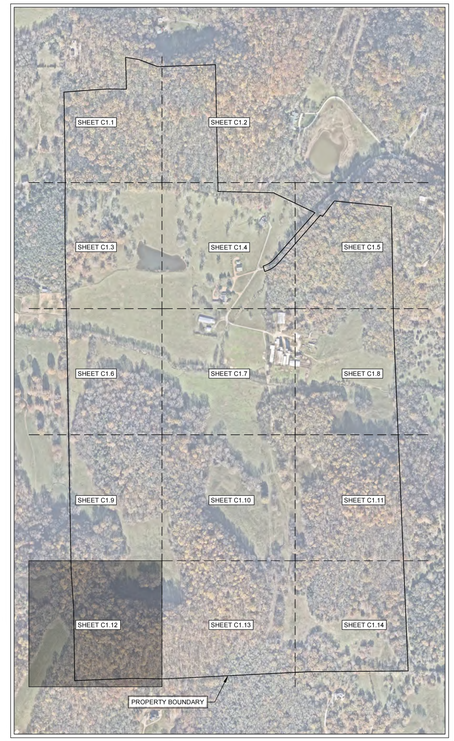

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14% - 19.99%	
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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE & ENVIRONMENT No. 121320 STATE OF TENNESSEE 2025

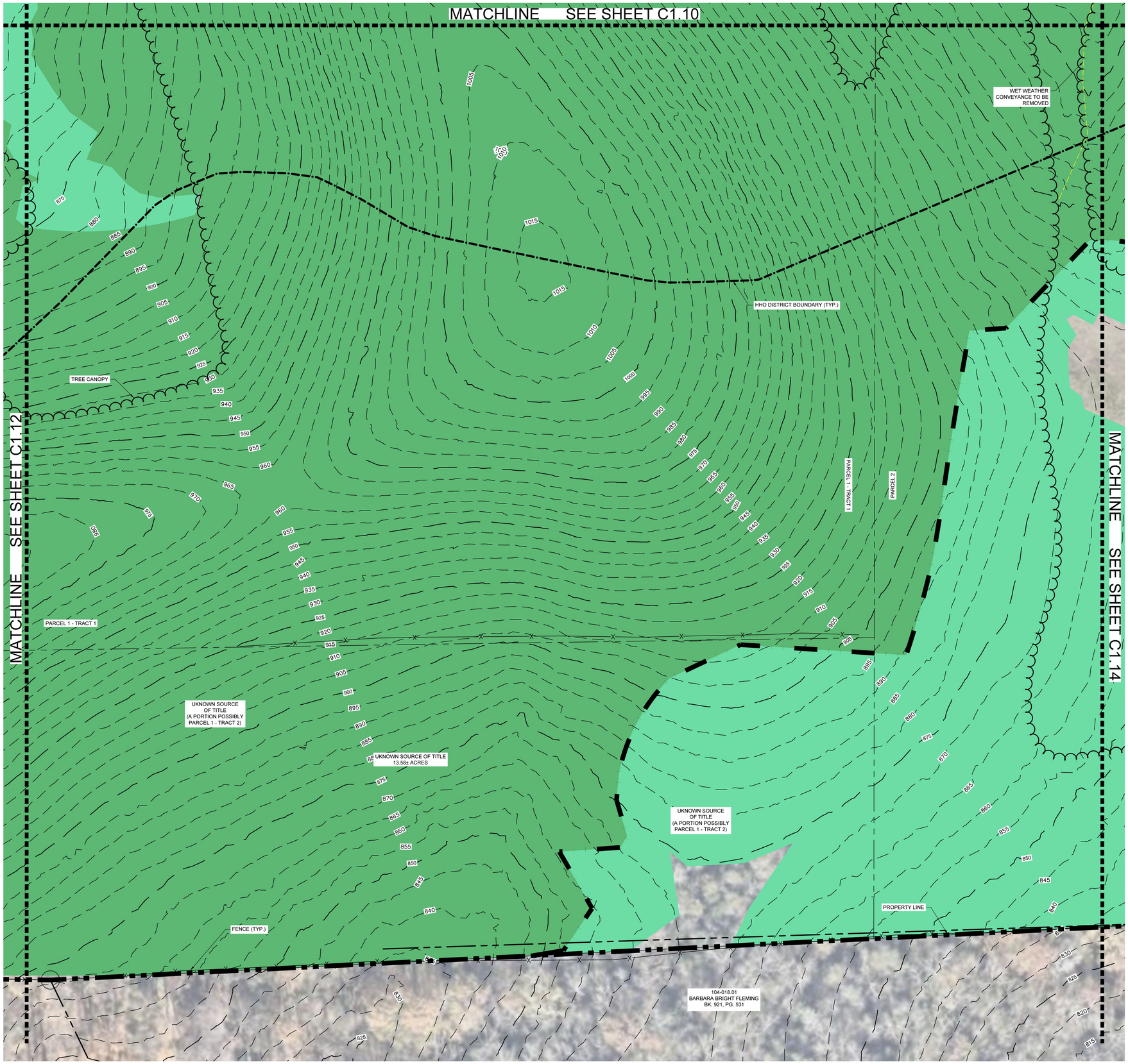
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.12

COF # 8704



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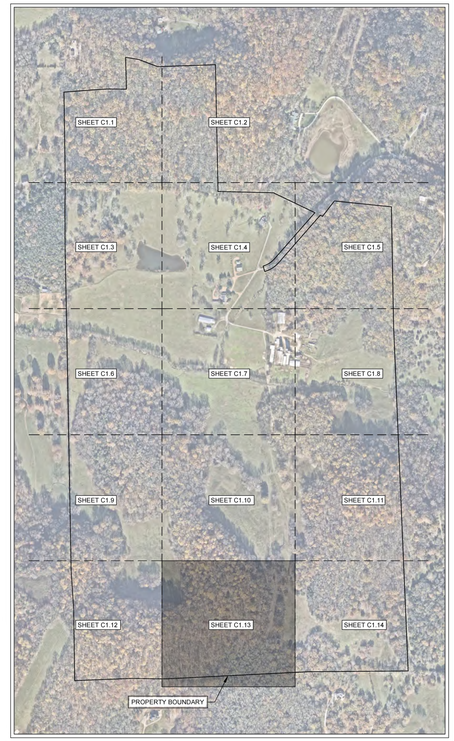

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 121320 — STATE OF TENNESSEE — 2025

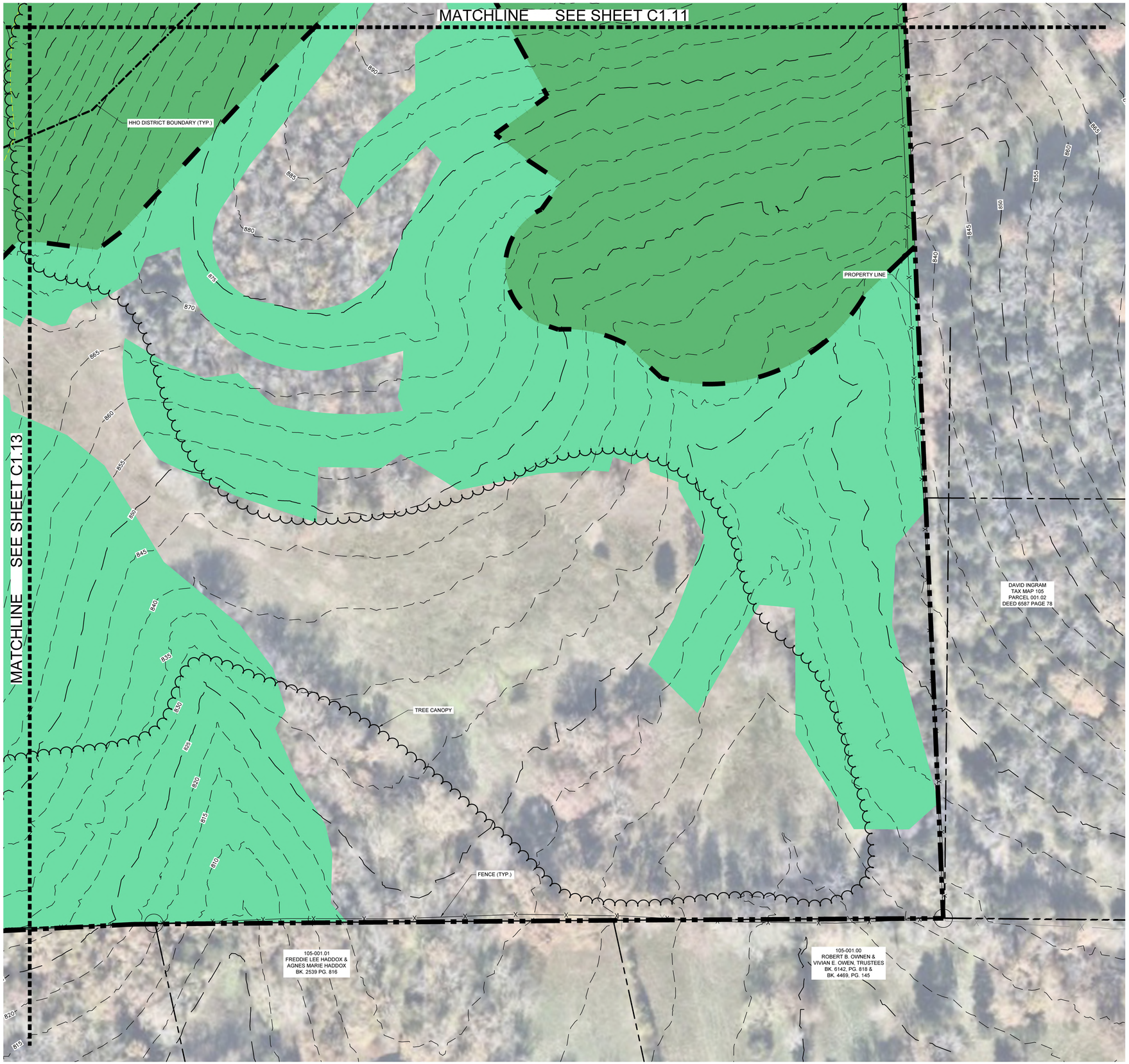
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.13

COF # 8704



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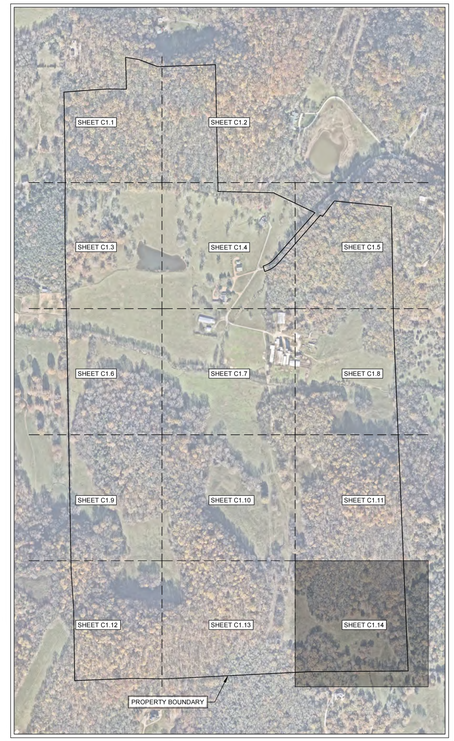
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 470204, PANEL NUMBER 0195 SUFFIX F; 47187C0195F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

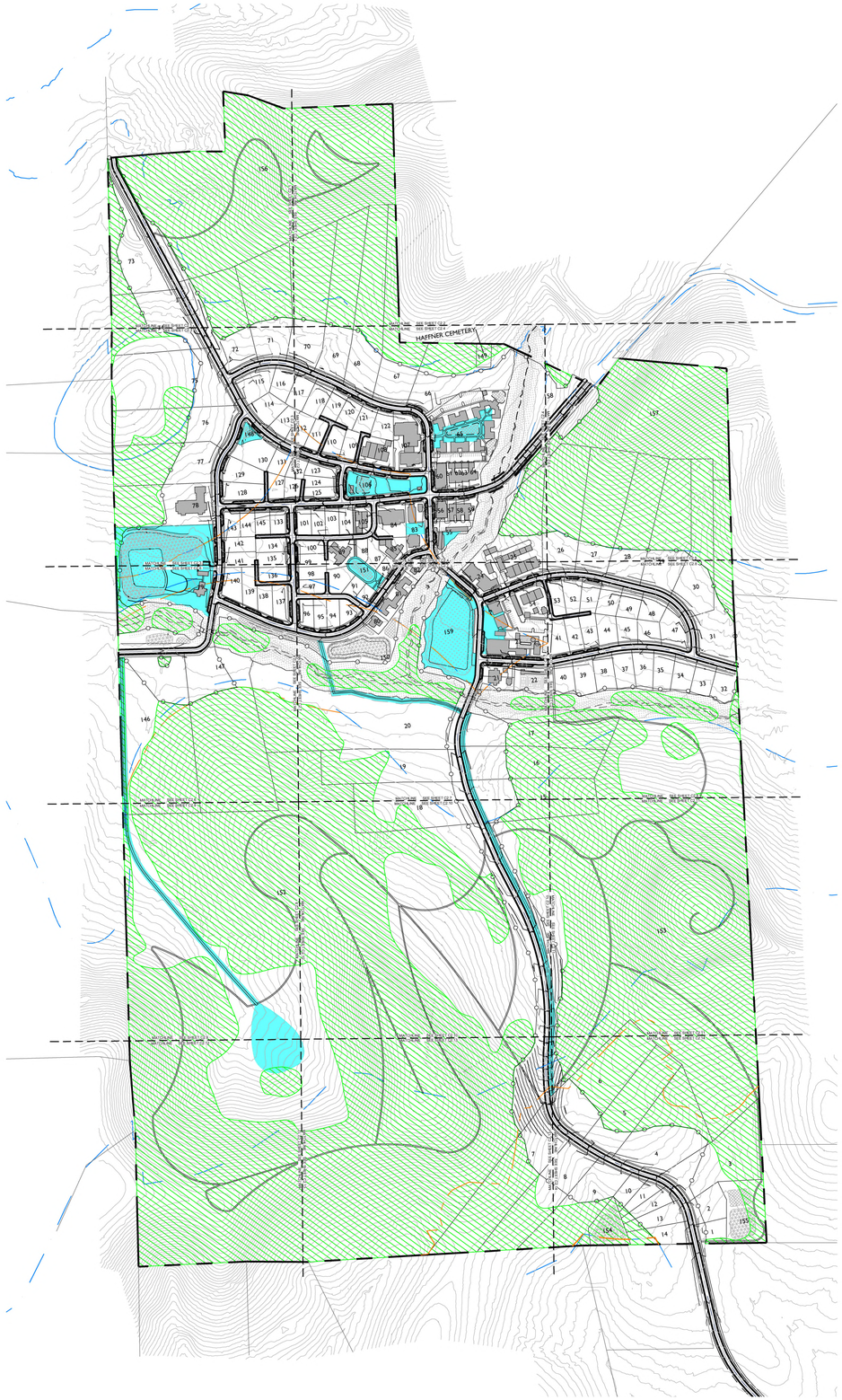
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.14

COF # 8704



PERMITTED USES

AGRICULTURE USES:
Agricultural Uses
Community Gardens

RESIDENTIAL USES:
Duplexes
Live/Work Units
Multifamily Residential (small multifamily up to 12 units)
Single-Family Residential
Townhouses

RECREATION USES:
Active Recreation
Commercial Recreation
Neighborhood Amenities
Passive Parks and Open Space

CIVIC AND INSTITUTIONAL USES:
Places of Public Assembly

COMMERCIAL USES:
Event Venues
Hotels
Offices
Personal Services
Restaurants
Retail
Rural Retreats

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION
OVERALL SITE AREA: 13,556,105 SF; 311.2 AC

TOTAL EXISTING TREE CANOPY: 63.1% OF SITE: (8,549,881 SF; 196.3 AC)

REQUIRED PRESERVATION: 18% OF EXISTING: (1,538,979 SF; 35.3 AC)

PROVIDED PRESERVATION: 70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:
TOTAL SITE ACREAGE: 311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE *(OVER 30,000 SF)*: 77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE: 234.0 AC (10,194,315.1 SF)

OPEN SPACE REQUIREMENT*:
REQUIRED: 5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED: 5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:
MINIMUM OPEN SPACE REQUIREMENT: 70% OF SITE: (9,489,274 SF; 217.8 AC)

PROVIDED: 71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

N
0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8704



1 C2.0A MIXED-USE ENLARGEMENT | NORTH VILLAGE

N

0' 50' 100' 150'

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Required Parking: Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Required Parking: Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
A	MU Building Corner	2-3	0	5,000	2,500	0	0	0	8	0	15	7	0	0	0	16	38	Surface	48
B	MU Building Twin 1	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Parallel	42
C	MU Building Twin 2	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Structured	0
D	Jewel Box 1	1	0	0	1,000	0	0	0		0	0	3	0	0	0	0	3	Garage	24
E	Club Room Facility	2-3	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

Notes:
* - Hotel may include spa, bar, restaurant or meeting space.
* - In addition to the Hospitality / Mixed Use the "Inn" parcel may be single family and the "Cottages" may be multifamily.
** - A "Jewel Box" for Commercial , or as a Neighborhood Amenity, uses shall be dashed in at the North Village Plaza. This use would fall within the PUD entitlements listed.
Outdoor Patio does not count towards entitlements, but only parking ratios.

Parking Matrix

	Minimum Parking Rate	
	Rate	Ratio
Residential*	Unit	2.00
Civic**	Occupant	0.33
Hotel	Guest Room	1.00
Retail	Per 1,000 sf	2.50
Office	Per 1,000 sf	2.85
Restaurant	Per 1,000 sf	7.50
Outdoor Dining	Per 1,000 sf	7.50

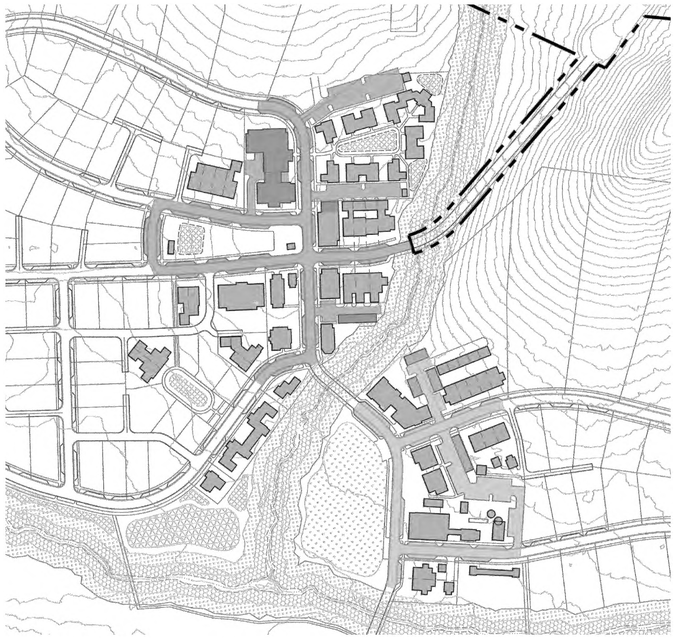
Notes:
* - All Residential unit types shall park at 2 stalls per unit and be provided off street.
** - Civic parking rates shall vary, but this listing is for assembly hall parking ratio.

Overall Parking Provided

	Counts
Surface	123
Parallel	261
Structured	29
Garage	36
TOTAL	449

MOS NOTE:
A MODIFICATION OF STANDARDS REQUEST IS INCLUDED IN THIS SUBMITTAL WHICH REQUESTS TO UTILIZE CFO PARKING MINIMUMS PER THE CITY OF FRANKLIN ZONING ORDINANCE.

ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT.



PARKING DISTRIBUTION N.T.S

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 329

Revision Date
△ _____
△ _____
△ _____
△ _____

MIXED USE ENLARGEMENT
SHEET
C2.0A
COF # 8704



1 C2.0B MIXED-USE ENLARGEMENT | SOUTH VILLAGE

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking									
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4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
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F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
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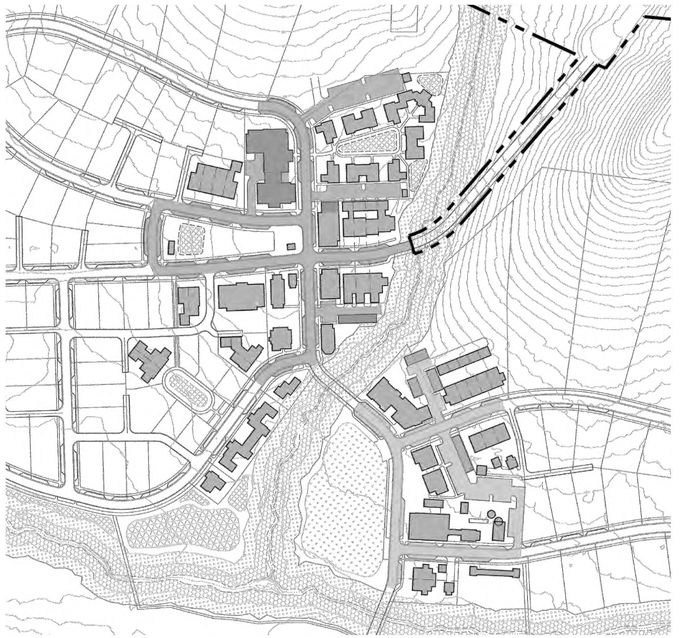
ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT (SIMILAR TO MULTIPLEX IN THE ZONING ORDINANCE).



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 000525

Revision Date
△ _____
△ _____
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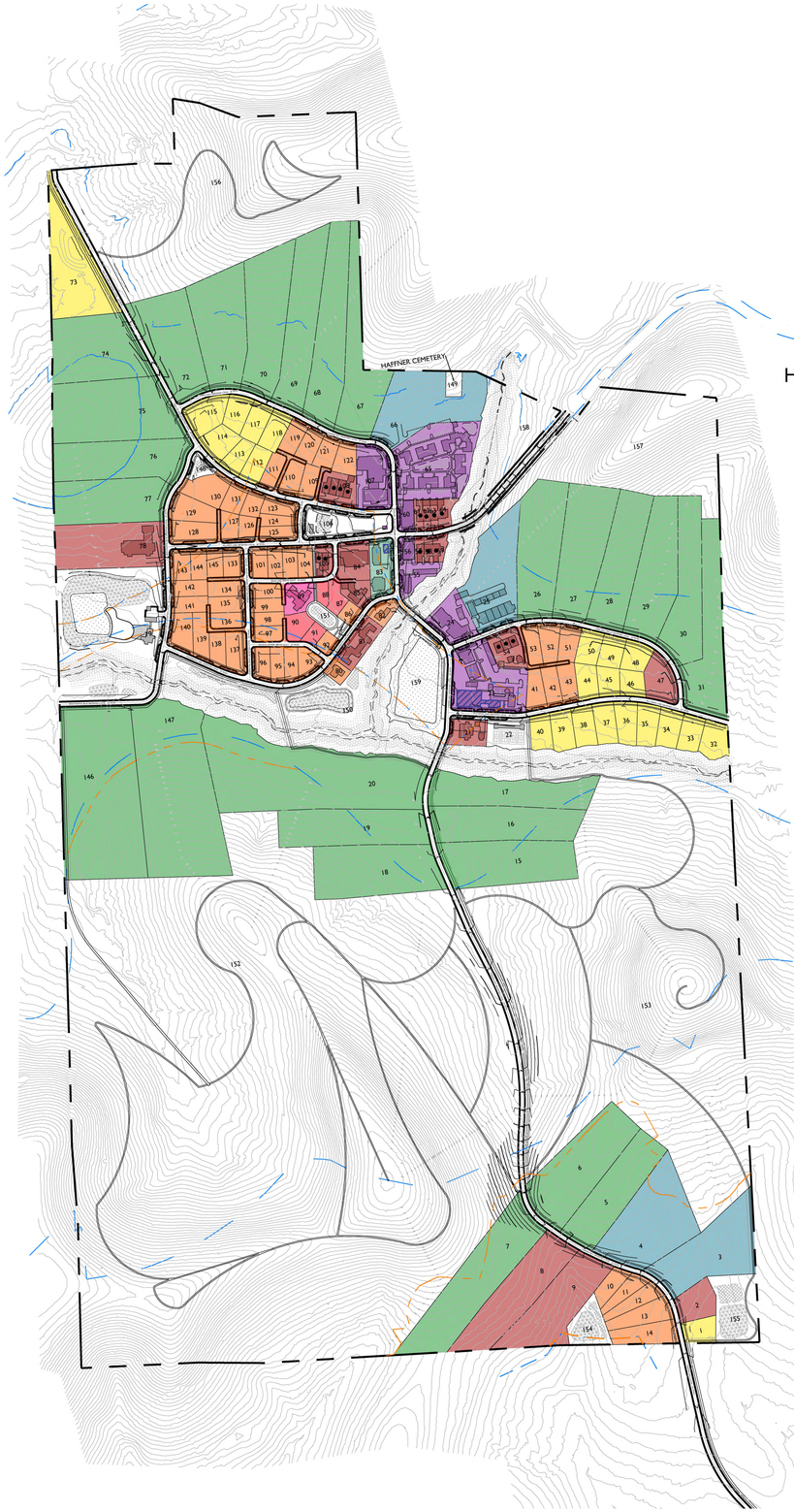
MIXED USE ENLARGEMENT
SHEET
C2.0B
COF # 8704



KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

N

0' 300' 600' 900'

Lot Takedown Chart

Lot Number	Use	Lot Type	Unit Count	SF	Keys	Height (stories)	Multifamily* Type	Commercial Type	Lot Pricing Category
1	Residential - SF	Front Load	1						Front Load (90')
2	Residential - MF	Multifamily*	3			2-2.5	Townhouses		Townhouse
3	Residential - MF	HHO Lot - Multifamily*	2			2-2.5	Duplex		Townhouse
4	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
5	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
6	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
7	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
8	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
9	Residential - MF	HHO Lot - Multifamily*	3			2-2.5	Townhouses		Townhouse
10	Residential - SF	Rear Load**	1						Rear Load**** (70')
11	Residential - SF	Rear Load**	1						Rear Load**** (70')
12	Residential - SF	Rear Load**	1						Rear Load**** (70')
13	Residential - SF	Rear Load**	1						Rear Load**** (70')
14	Residential - SF	Rear Load**	1						Rear Load**** (70')
15	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
16	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
17	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
18	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
19	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
20	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
21	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
22	Community Amenity		0			1			No Land Basis
23	Mixed Use / Civic / Commercial	Mixed Use	4	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
24	Mixed Use	Mixed Use	8	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Condo Flats
25	Residential - MF	HHO Lot - Multi Family*	5			2-3	Townhouses		Townhouse
26	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
27	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
28	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
29	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
30	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
31	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
32	Residential - SF	Front Load	1						Front Load (90')
33	Residential - SF	Front Load	1						Front Load (90')
34	Residential - SF	Front Load	1						Front Load (90')
35	Residential - SF	Front Load	1						Front Load (90')
36	Residential - SF	Front Load	1						Front Load (90')
37	Residential - SF	Front Load	1						Front Load (90')
38	Residential - SF	Front Load	1						Front Load (90')
39	Residential - SF	Front Load	1						Front Load (90')
40	Residential - SF	Front Load	1						Front Load (90')
41	Residential - SF	Rear Load**	1						Rear Load**** (70')
42	Residential - SF	Rear Load**	1						Rear Load** (70')
43	Residential - SF	Rear Load**	1						Rear Load** (70')
44	Residential - SF	Front Load	1						Front Load (90')
45	Residential - SF	Front Load	1						Front Load (90')
46	Residential - SF	Front Load	1						Front Load (90')
47	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
48	Residential - SF	Front Load	1						Front Load (90')
49	Residential - SF	Front Load	1						Front Load (90')
50	Residential - SF	Front Load	1						Front Load (90')
51	Residential - SF	Rear Load**	1						Rear Load** (70')
52	Residential - SF	Rear Load**	1						Rear Load** (70')
53	Residential - SF	Rear Load**	1						Rear Load** (70')
54	Residential - MF	Multi Family*	3			2-3	Townhouses		Townhouse
55	Commercial	Commercial	0	3,000		1-2		See Commercial & Mixed Use Summary Tab	No Land Basis
56	Mixed Use	Mixed Use	4	4,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
57	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
58	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
59	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
60	Mixed Use	Mixed Use	2	5,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
61	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
62	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
63	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
64	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
65	Hospitality / Mixed Use / Residential - MF	Multi Family* - Courtyard	13		Keys***	1-2	Duplex/ Townhouses/ Small Scale Multifamily		Townhouse
66	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
67	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
68	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
69	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
70	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
71	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
72	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
73	Residential - SF	Front Load	1						HHO - Single Family (2 acre)
74	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
75	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
76	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
77	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
78	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
79	Community Amenity		0			1-2			No Land Basis
80	Residential - SF	Rear Load**	1						Rear Load** (70')
81	Residential - SF	Multi Family*	4			2-2.5	Townhouses		Townhouse
82	Residential - SF	Rear Load**	1					See Commercial & Mixed Use Summary Tab	Rear Load** (70')
83	Civic / Commercial	Civic	0	2,500		1-2			No Land Basis
84	Residential - MF / Mixed Use	Multi Family*	12			2-3	Small Scale Multifamily		
85	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
86	Residential - SF	Rear Load**	1						Rear Load** (70')
87	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
88	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
89	Residential - MF	Multi Family* - Courtyard	2			2-2.5	Duplex		Townhouse
90	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
91	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
92	Residential - SF	Rear Load**	1						Rear Load** (70')
93	Residential - SF	Rear Load**	1						Rear Load** (70')
94	Residential - SF	Rear Load**	1						Rear Load** (70')
95	Residential - SF	Rear Load**	1						Rear Load** (70')
96	Residential - SF	Rear Load**	1						Rear Load** (70')
97	Residential - SF	Rear Load**	1						Rear Load** (70')
98	Residential - SF	Rear Load**	1						Rear Load** (70')
99	Residential - SF	Rear Load**	1						Rear Load** (70')
100	Residential - SF	Rear Load**	1						Rear Load** (70')
101	Residential - SF	Rear Load**	1						Rear Load** (70')
102	Residential - SF	Rear Load**	1						Rear Load** (70')
103	Residential - SF	Rear Load**	1						Rear Load** (70')
104	Residential - SF	Rear Load**	1						Rear Load** (70')
105	Residential - MF	Multi Family*	2			2-2.5	Duplex		Rear Load** (70')
106	Civic / Commercial	Civic	0	500		1		See Commercial & Mixed Use Summary Tab	No Land Basis
107	Hospitality / Mixed Use / Residential - SF	Hospitality	4	2,000	Keys***	2.5		See Commercial & Mixed Use Summary Tab	Hotel Key
108	Residential - MF	Multi Family*	4			2-3	Townhouses		Townhouse
109	Residential - SF	Rear Load**	1						Rear Load** (70')
110	Residential - SF	Rear Load**	1						Rear Load** (70')
111	Residential - SF	Rear Load**	1						Rear Load** (70')
112	Residential - SF	Front Load	1						Front Load (90')
113	Residential - SF	Front Load	1						Front Load (90')
114	Residential - SF	Front Load	1						Front Load (90')
115	Residential - SF	Front Load	1						Front Load (90')
116	Residential - SF	Front Load	1						Front Load (90')
117	Residential - SF	Front Load	1						Front Load (90')
118	Residential - SF	Front Load	1						Front Load (90')
119	Residential - SF	Rear Load**	1						Rear Load** (70')
120	Residential - SF	Rear Load**	1						Rear Load** (70')
121	Residential - SF	Rear Load**	1						Rear Load** (70')
122	Residential - SF	Rear Load**	1						Rear Load** (70')
123	Residential - SF	Rear Load**	1						Rear Load** (70')
124	Residential - SF	Rear Load**	1						Rear Load** (70')
125	Residential - SF	Rear Load**	1						Rear Load** (70')
126	Residential - SF	Rear Load**	1						Rear Load** (70')
127	Residential - SF	Rear Load**	1						Rear Load** (70')
128	Residential - SF	Rear Load**	1						Rear Load** (70')
129	Residential - SF	Rear Load**	1						Rear Load** (70')
130	Residential - SF	Rear Load**	1						Rear Load** (70')
131	Residential - SF	Rear Load**	1						Rear Load** (70')
132	Residential - SF	Rear Load**	1						Rear Load** (70')
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137	Residential - SF	Rear Load**	1						Rear Load** (70')
138	Residential - SF	Rear Load**	1						Rear Load** (70')
139	Residential - SF	Rear Load**	1						Rear Load** (70')
140	Residential - SF	Rear Load**	1						Rear Load** (70')
141	Residential - SF	Rear Load**	1						Rear Load** (70')
142	Residential - SF	Rear Load**	1						Rear Load** (70')
143	Residential - SF	Rear Load**	1						Rear Load** (70')
144	Residential - SF	Rear Load**	1						Rear Load** (70')
145	Residential - SF	Rear Load**	1						Rear Load** (70')
146	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
147	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
148	Open Space								No Land Basis
149	Open Space								
150	Open Space								
151	Open Space								
152	Open Space								
153	Open Space								
154	Open Space								
155	Open Space								
156	Open Space								
157	Open Space								
158	Open Space								
159	Open Space								
Total			242	32,000	80				

NOTE:
* "Multifamily" shall mean any form of attached residential buildings including Duplex, Townhouse, Farmstead Residential, or Small Scale Multifamily up to 12 attached residential dwelling units.
** Rear Load refers to Single Family Lots that have a side or rear facing garage accessed via a shared driveway easement
*** No more than 80 total hotel keys

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Franklin, Williamson County, Tennessee

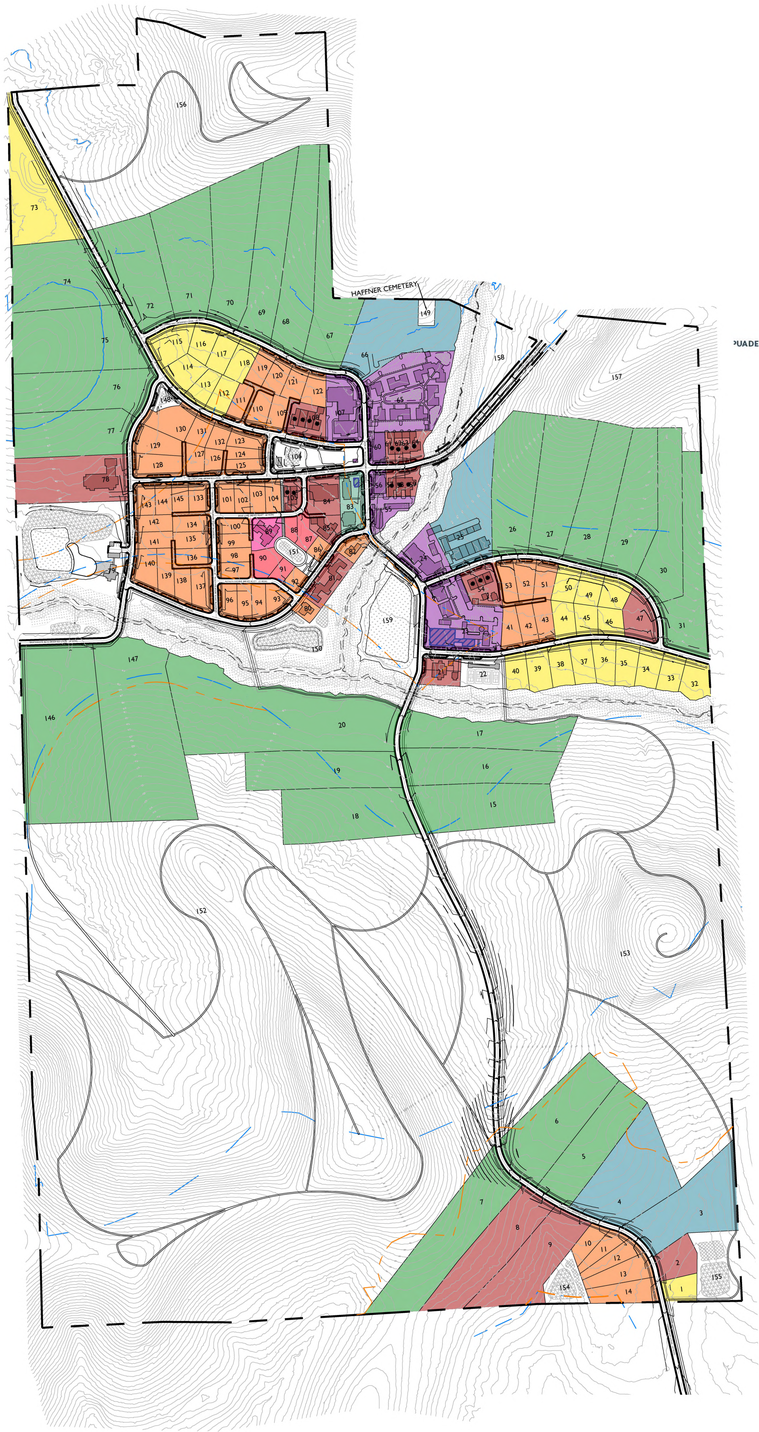
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE 103525

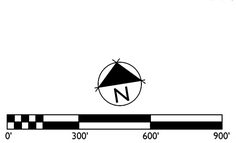
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

SITE LAYOUT

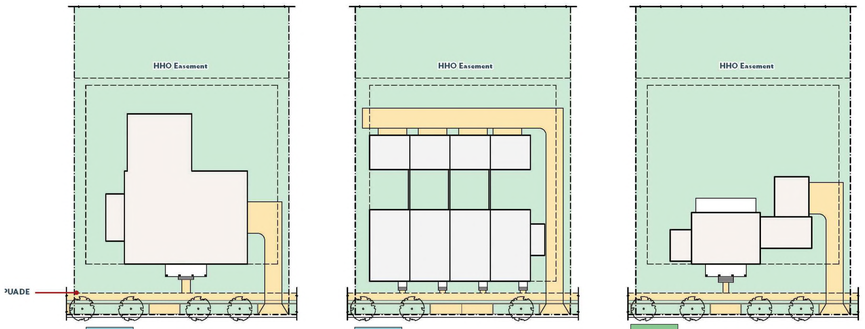
SHEET
C2.0C

COF # 8704





HHO ESTATE LOT DIAGRAMS:



MULTI-FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

TOWNHOUSE
HHO ESTATE

Principal Setbacks
Front 8 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

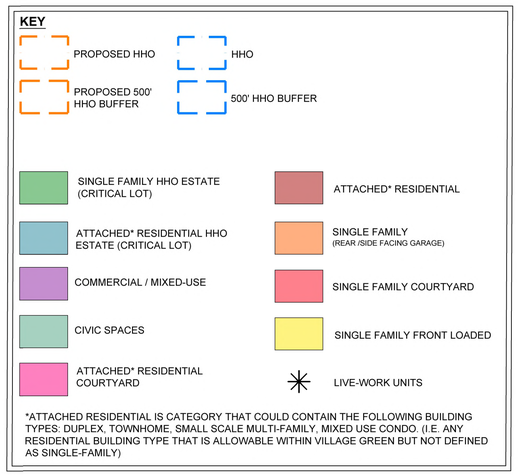
*Critical Lots

SINGLE FAMILY
HHO ESTATE

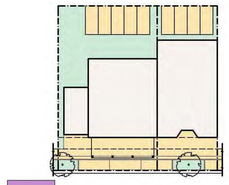
Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots



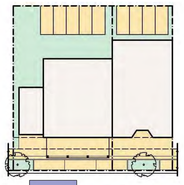
MIXED-USE, CIVIC, & COMMERCIAL:



COMMERCIAL /MIXED-USE

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



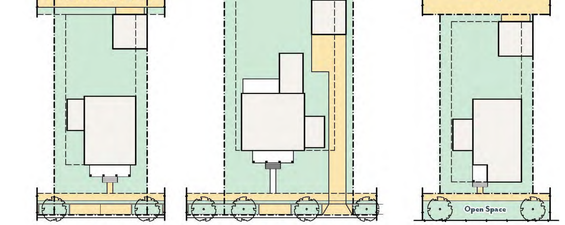
CIVIC

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Appurtenance Encroachments into Setbacks & PUADE[Commercial/Mixed Use & Civic]
Front May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Side May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Rear Not permitted
*Steps may encroach up to the PUADE

SINGLE FAMILY LOT DIAGRAMS:



SINGLE FAMILY
REAR LOADED

Principal Setbacks
Front 20 ft. min. off front easement
Side 8 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

SINGLE FAMILY
FRONT LOADED

Principal Setbacks
Front 30 ft. min. off front easement
Side 8 ft. min.
Rear 5 ft. min.

Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min.

SINGLE FAMILY
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 8 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

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Franklin, Williamson County, Tennessee

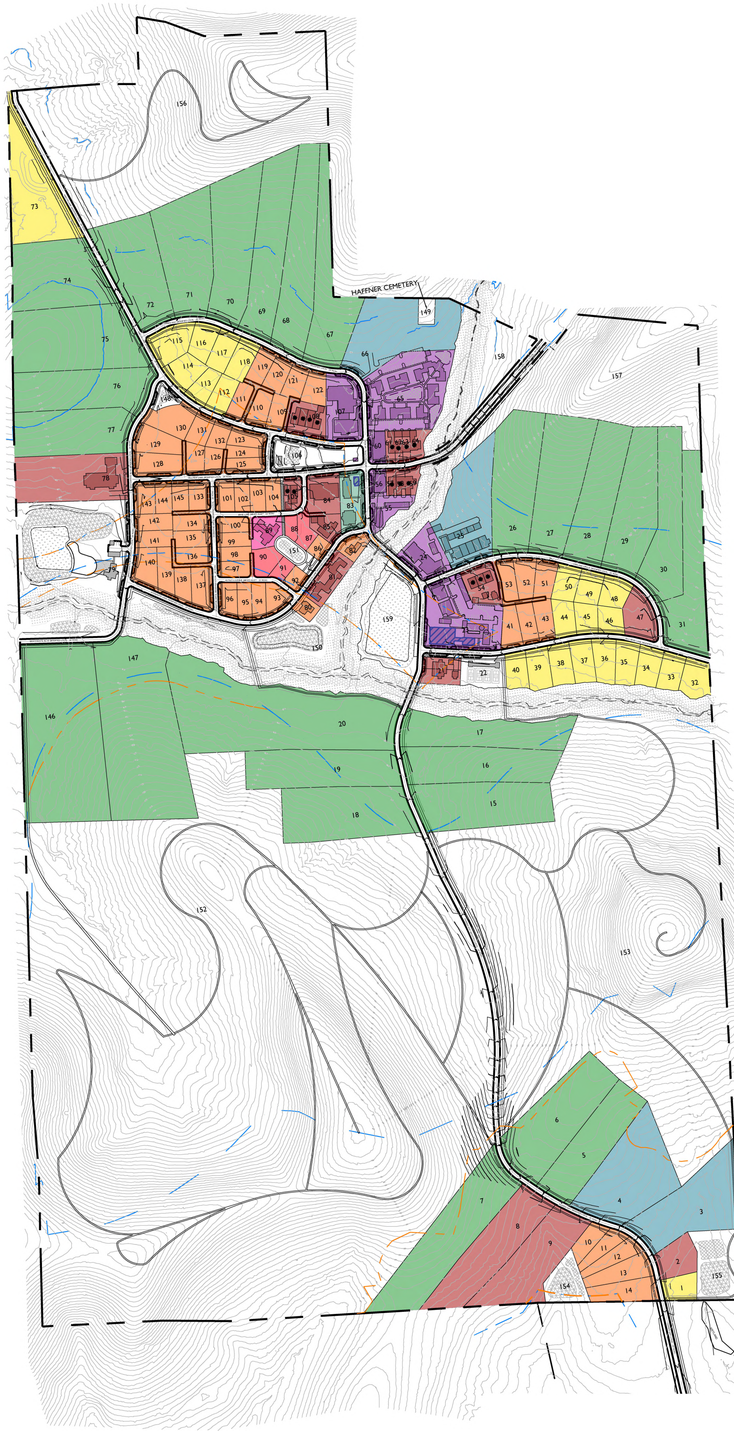
JEFFREY A. ROSATI
REGISTERED AGRICULTURE LANDSCAPE ARCHITECT
1925

Revision Date
△ _____
△ _____
△ _____
△ _____

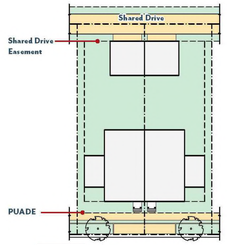
TYPICAL LOT BREAKDOWN

SHEET
C2.0D

COF # 8704



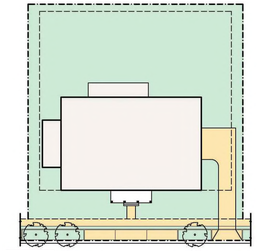
ATTACHED RESIDENTIAL LOT DIAGRAMS:



DUPLEX

Principal Setbacks
Front 8 ft. min. off PUADE
Side 5 ft. min. off lot line or PUADE
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

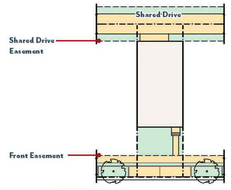
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



MULTI-FAMILY

Principal Setbacks
Front 15 ft. min. off PUADE
Side 5 ft. min.
Rear 5 ft. min. or 5 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley

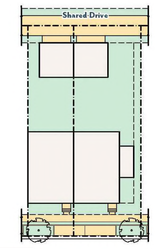
Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min. or 0 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley



TOWNHOUSE
GARAGE UNDER

Principal Setbacks
Front 20 ft. min. off front easement
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

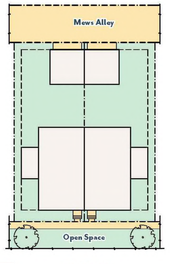
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement



TOWNHOUSE

Principal Setbacks
Front 8 ft. min. off front easement
Side 0 ft. min. 5 ft. min. off lot line or side street easement for end cap units
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



DUPLEX
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 5 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

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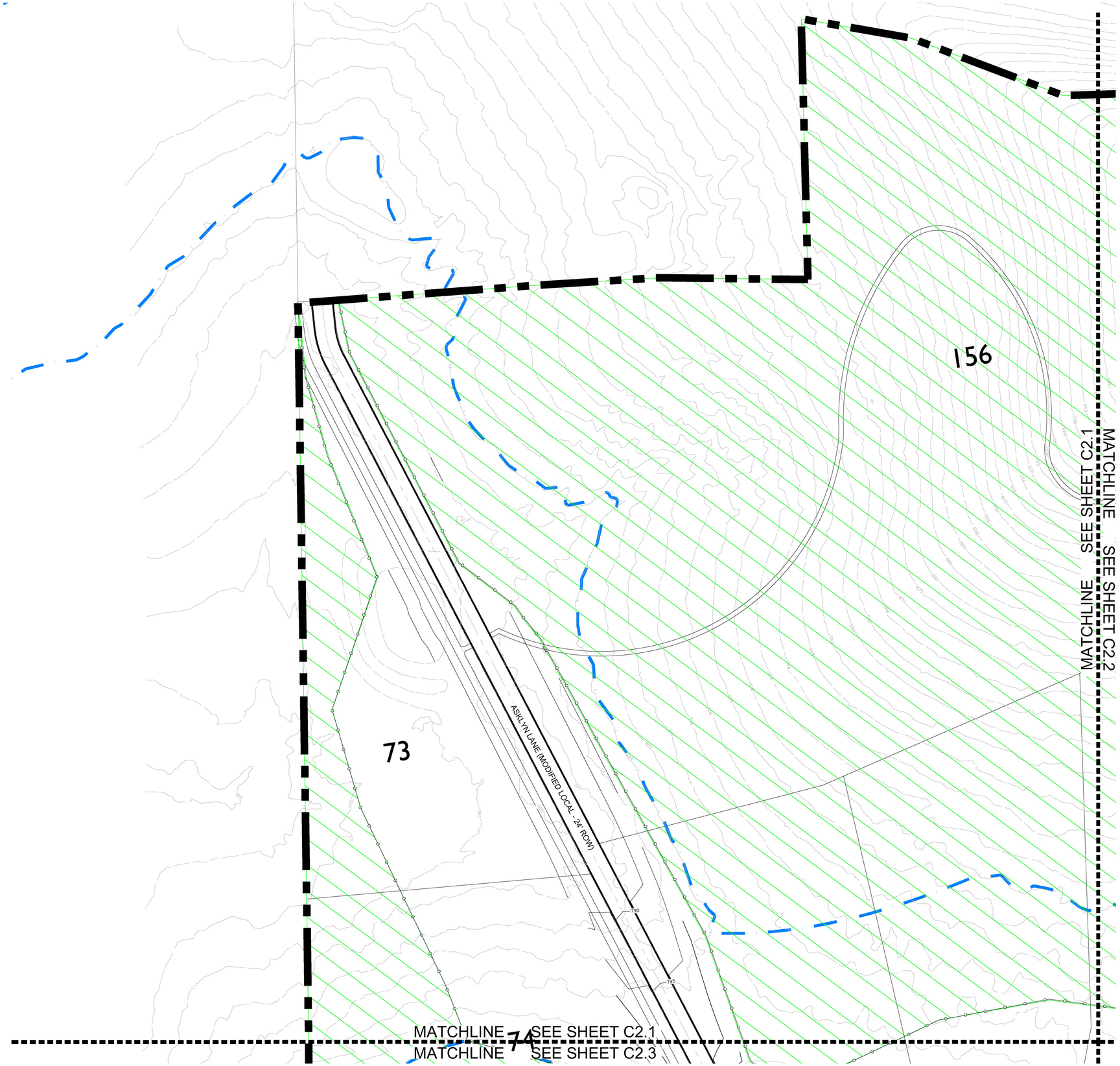
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
04/05/25

Revision Date

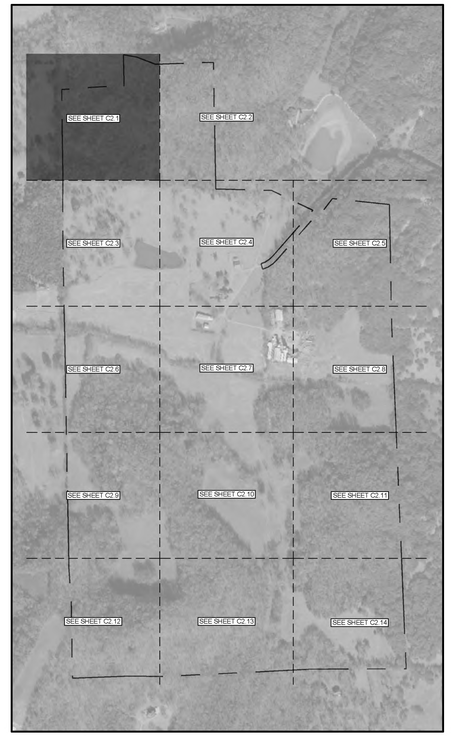
TYPICAL LOT BREAKDOWN
SHEET
C2.0E
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

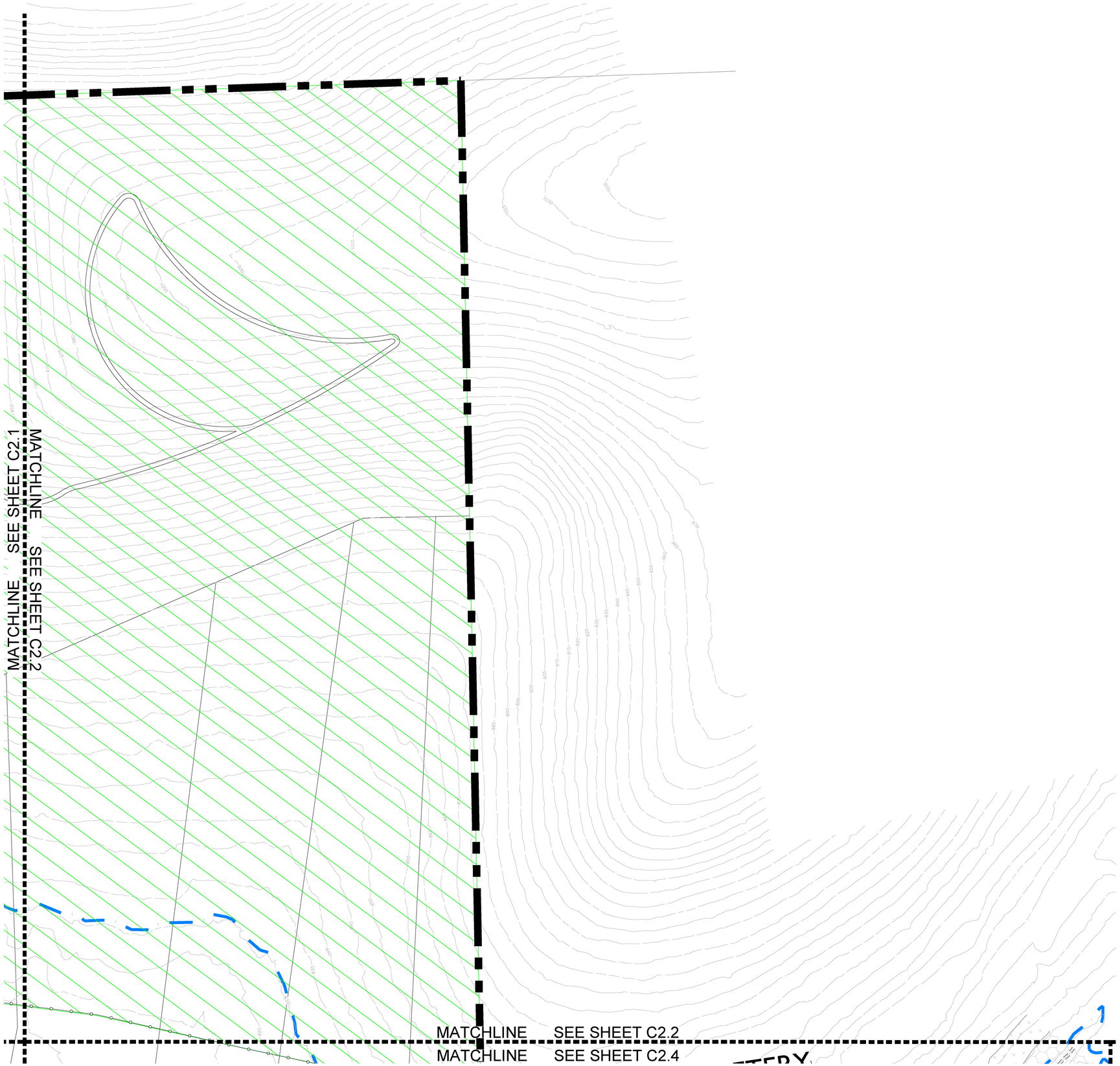
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

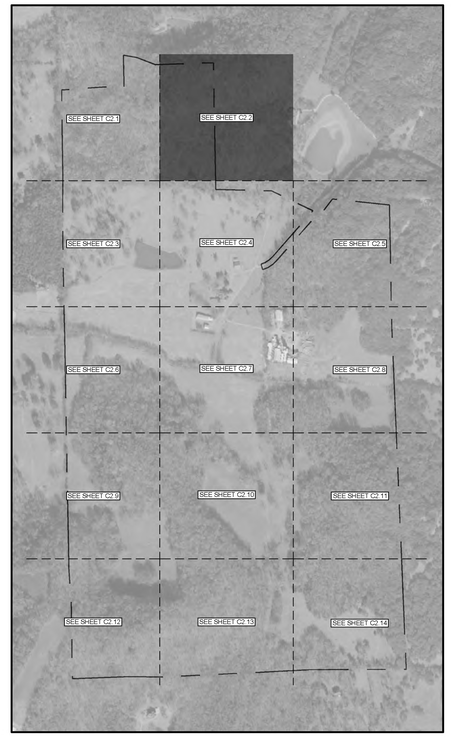
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF # 8704

MATCHLINE SEE SHEET C2.1
MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

FARREN WAY (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL -

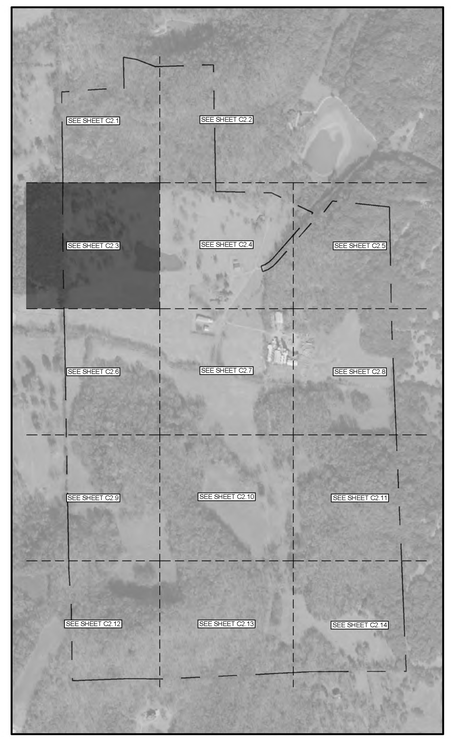
WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

71 72 75 76 77 78 115 116 114 113 148 130 131 129 127 128 126 143 144 145 133 142 134 141 135

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL ENGINEER 2325 STATE OF TENNESSEE

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.3

COF # 8704

MATCHLINE SEE SHEET C2.2
MATCHLINE SEE SHEET C2.4

HAFFNER CEMETERY

70 69 68 67 66 65 149

117 118 119 120 121 122

12 111 110 109 108 107

123 124 125 126

106

60 61 62 63 64

56 57 58 59

55

101 102 103 104 105

84 83

100 89 88 87 85

99

25

FARREN WAY (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

BRAE LANE (MEWS ALLEY - 22' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

UNNAMED TRIBUTARY TO POLK CREEK

UNNAMED TRIBUTARY TO POLK CREEK

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.5

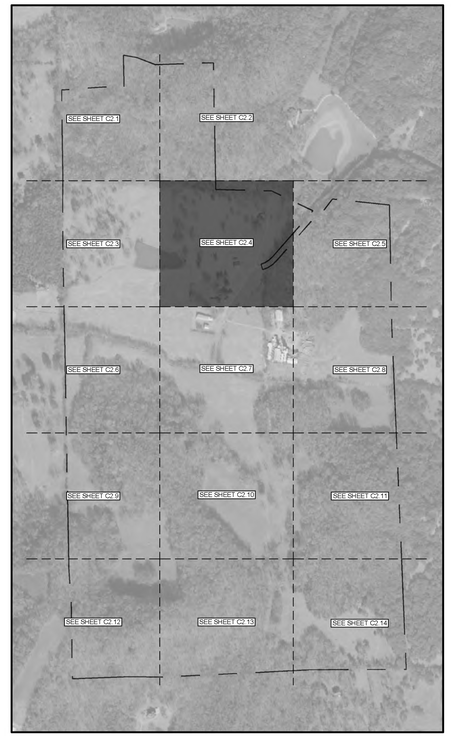
MATCHLINE SEE SHEET C2.4

MATCHLINE SEE SHEET C2.7

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

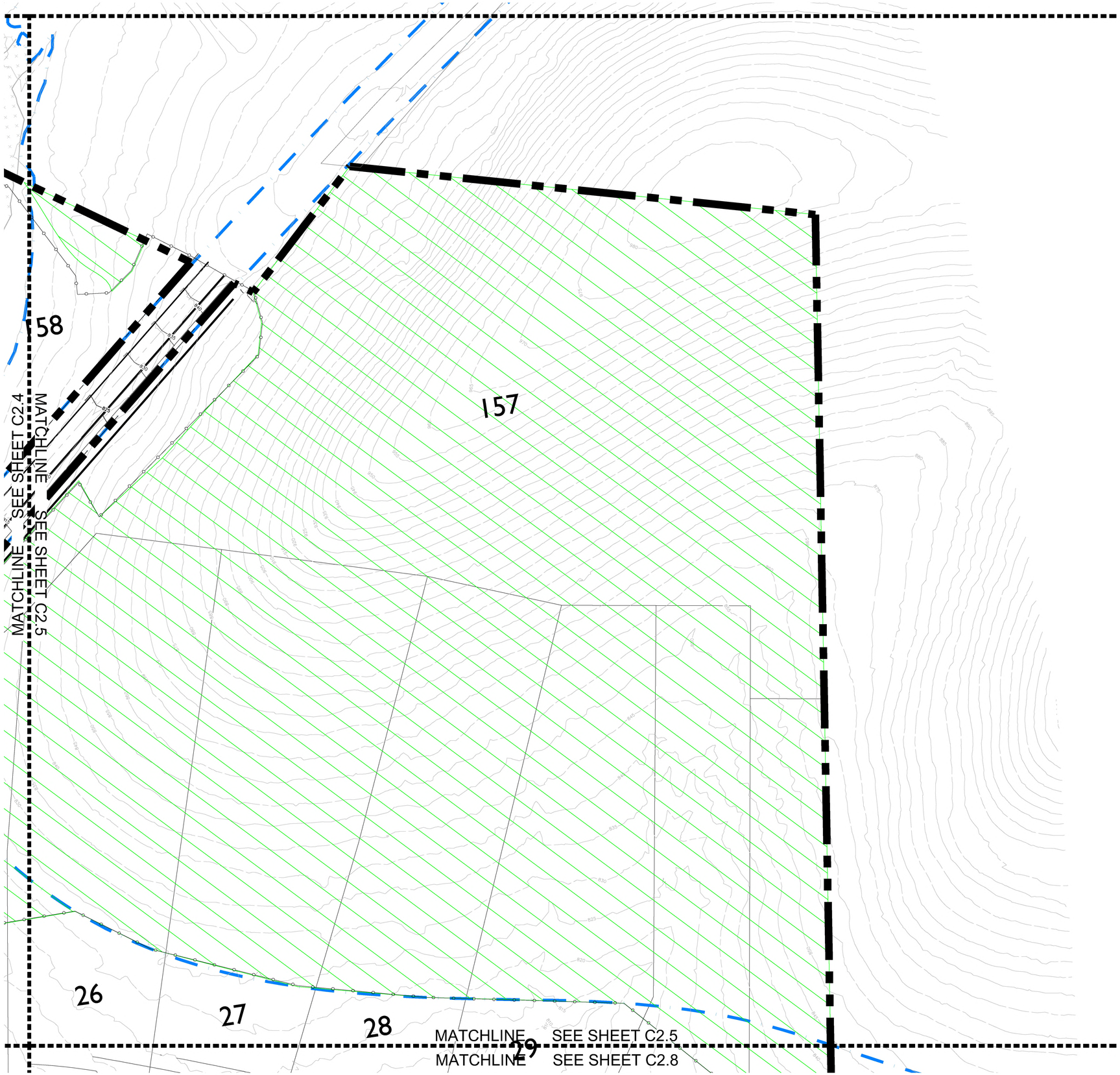
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1732 STATE OF TENNESSEE 7/15/25

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

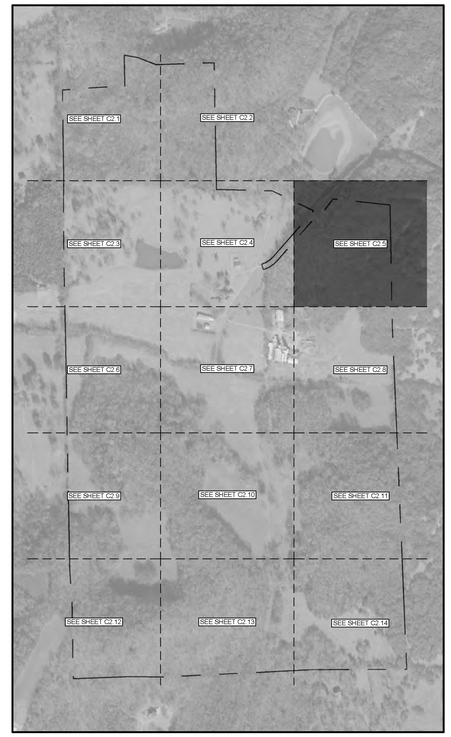
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



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Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 8704

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

BRAITHWAITE BLVD (MODIFIED LOCAL - 50' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 25' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 24' ROW)

POLK CREEK

141

136

140

79

139

138

137

147

146

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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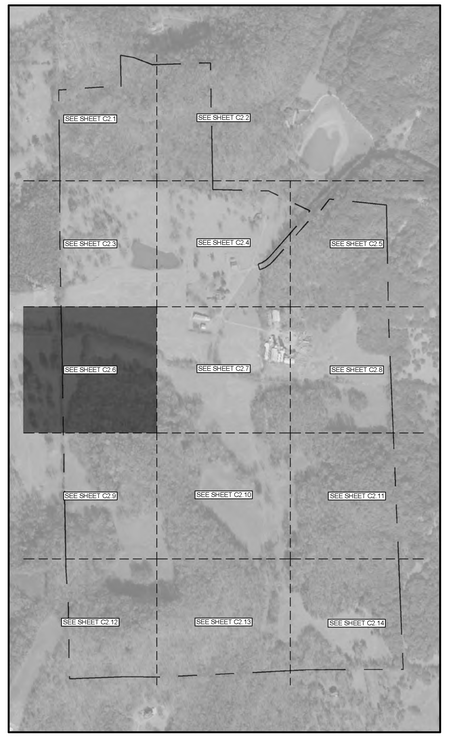

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JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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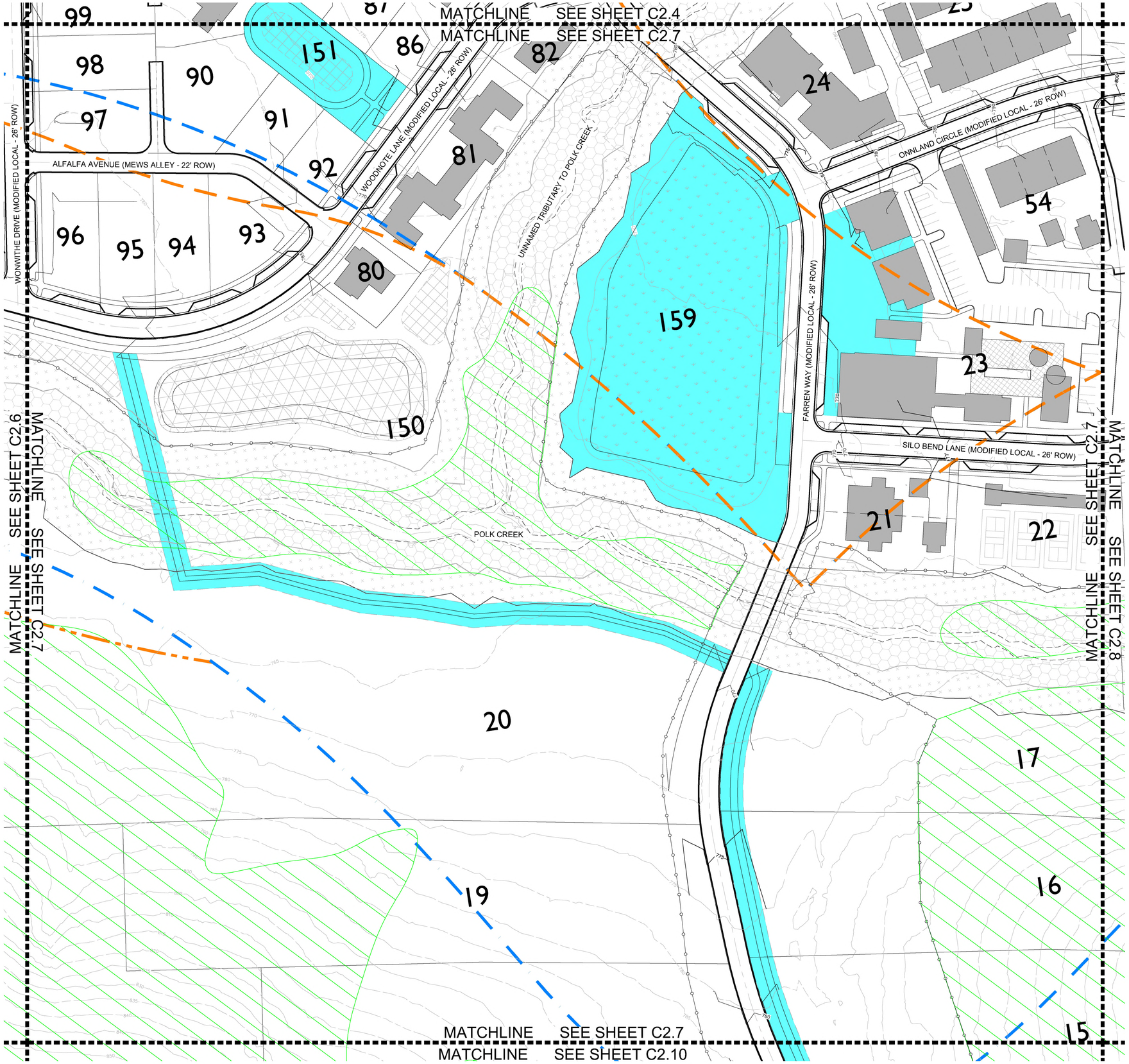
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

COF # 8704



KEY

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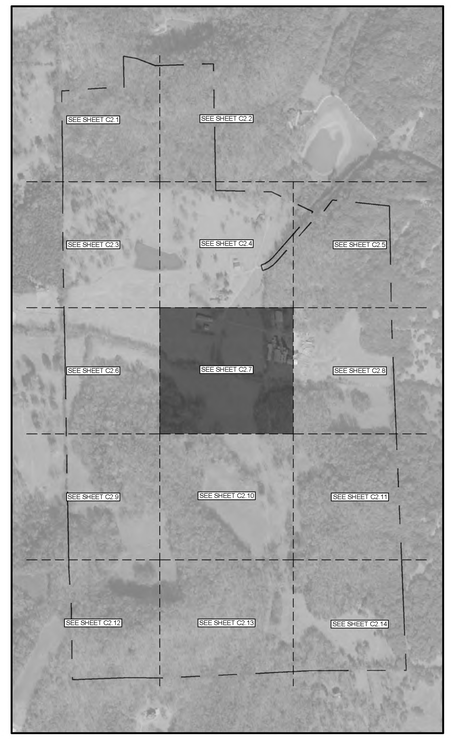

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Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.7

COF # 8704

MATCHLINE SEE SHEET C2.5
MATCHLINE SEE SHEET C2.8

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.8

MATCHLINE SEE SHEET C2.8
MATCHLINE SEE SHEET C2.11

KEY

- PRESERVED TREE CANOPY
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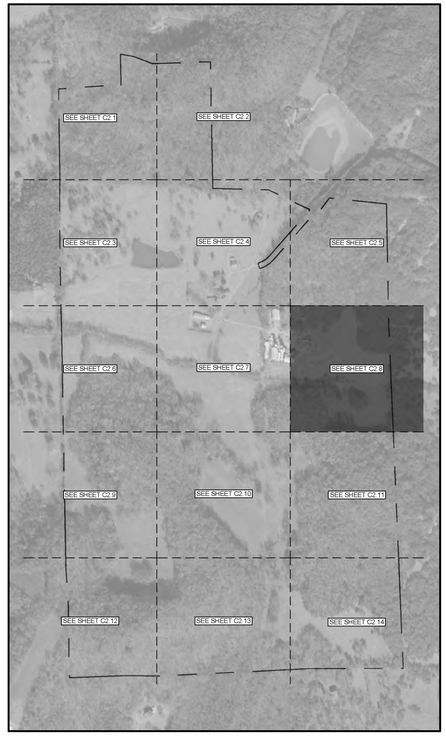

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LANDSCAPE ARCHITECT
11525

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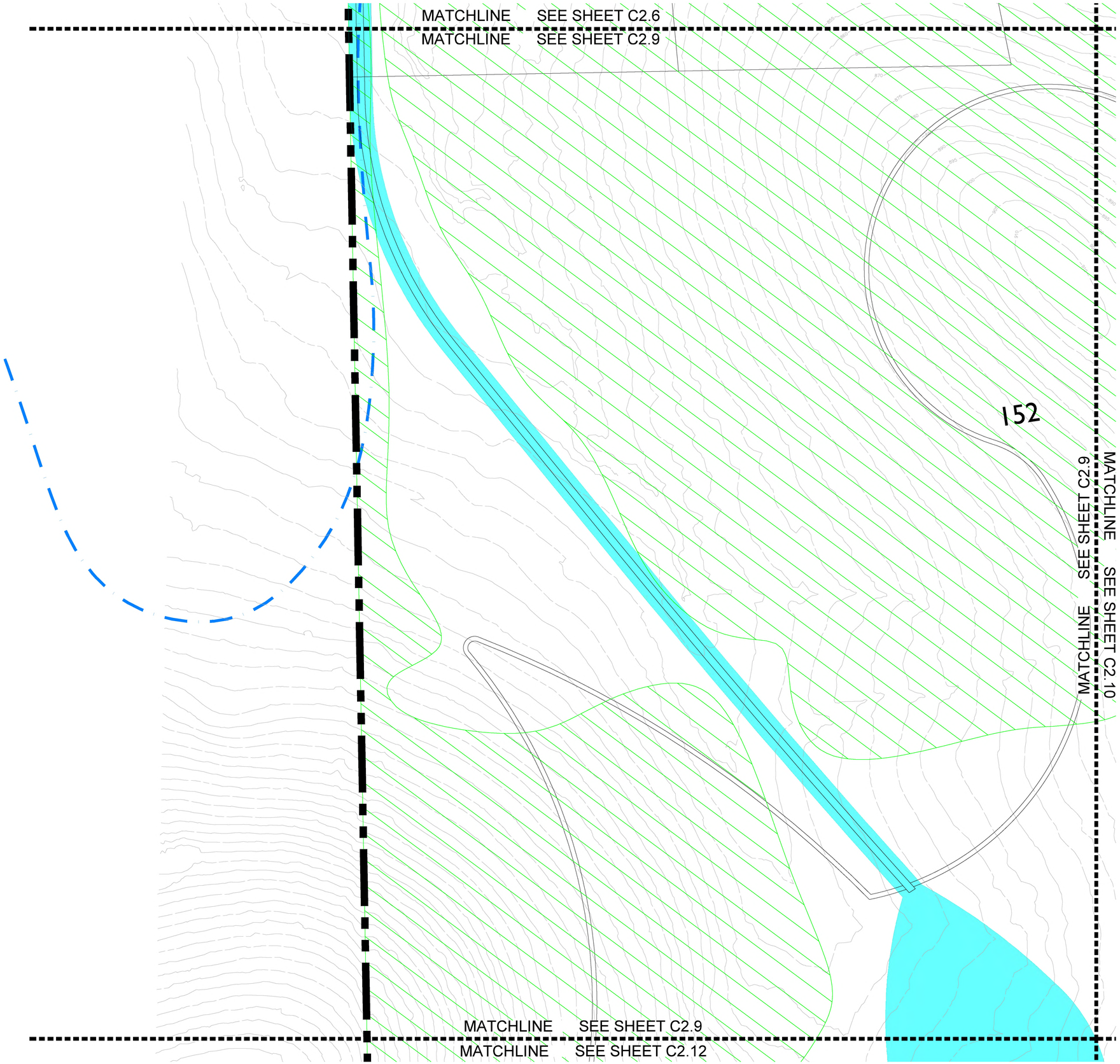
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.8

COF # 8704



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- 500' HHO BUFFER
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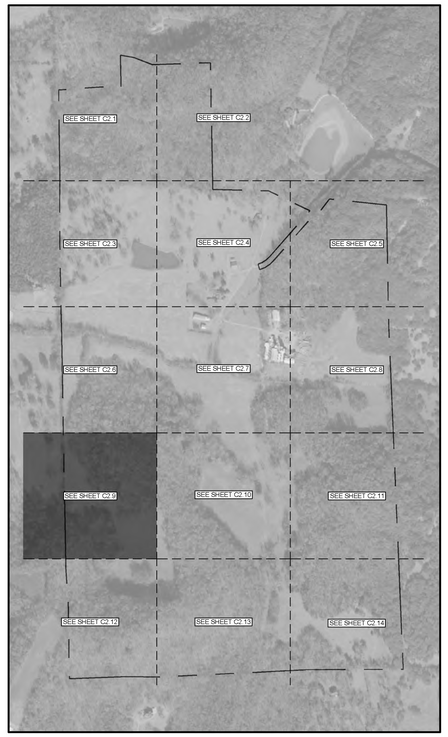

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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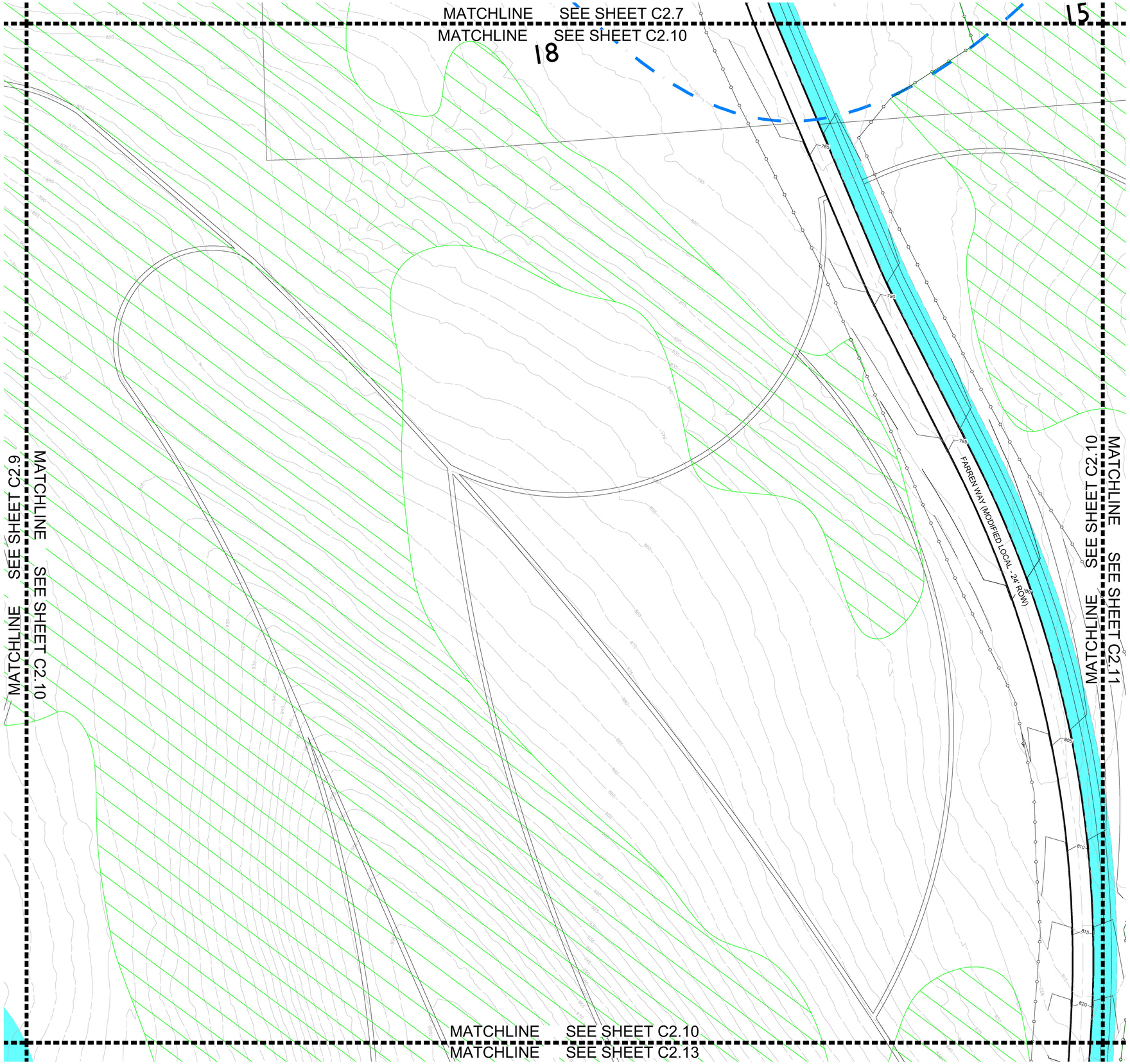
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.9

COF # 8704



KEY

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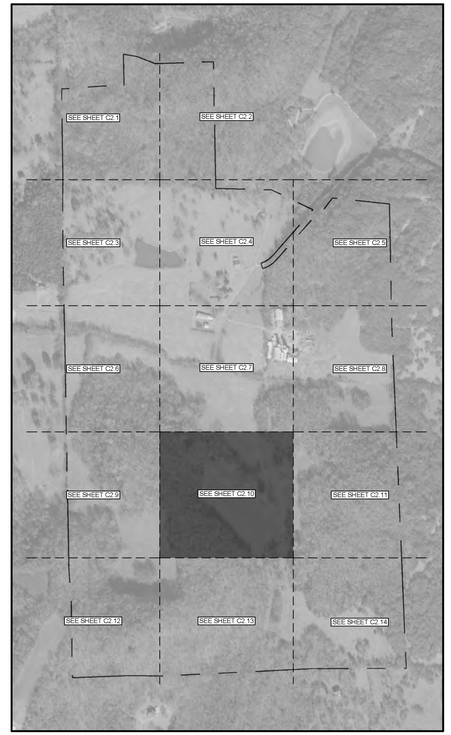

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Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.10

COF # 8704

MATCHLINE SEE SHEET C2.8

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.11

153

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.14

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
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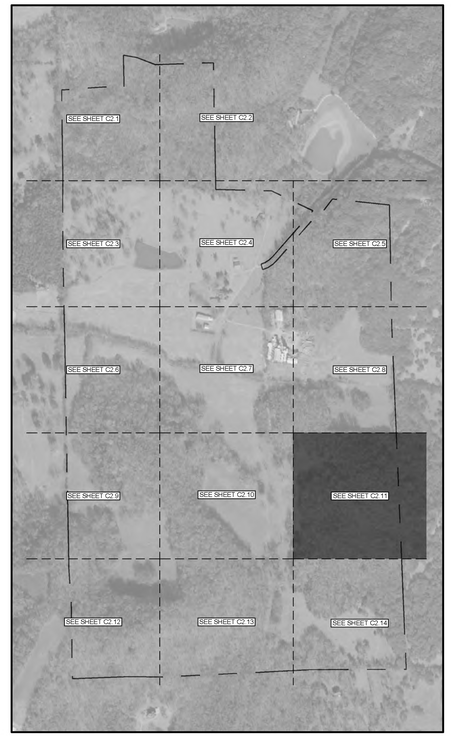
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



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- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.11

COF # 8704

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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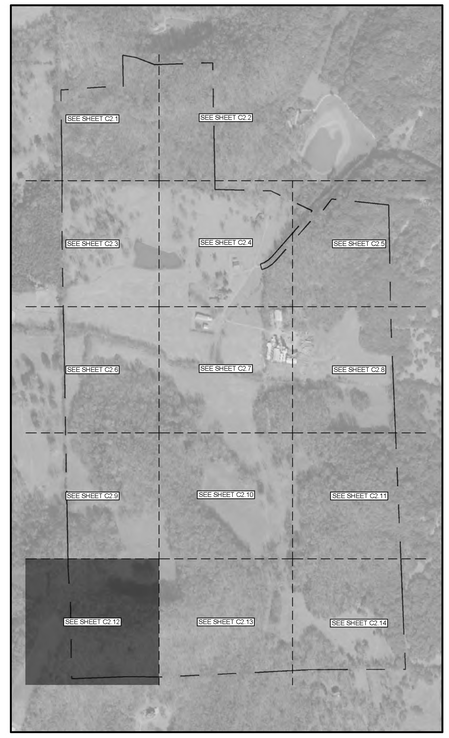

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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2025

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- △ _____
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- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.12

COF # 8704

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.14

7

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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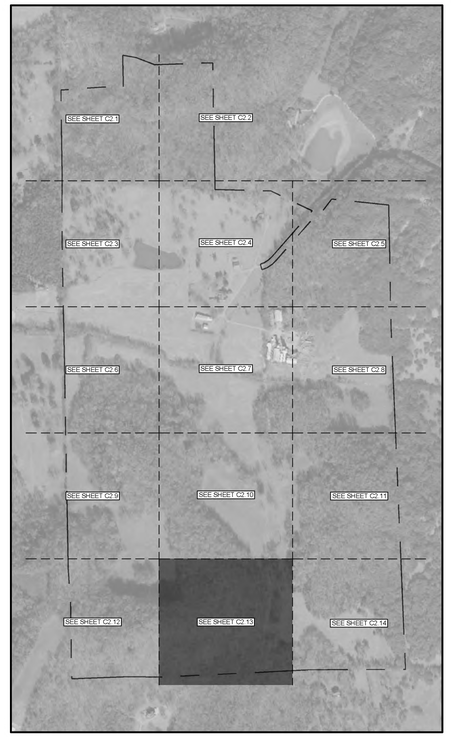

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JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.13

COF # 8704

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.14

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.14

FARREN WAY (MODIFIED LOCAL - 26' ROW)

FARREN WAY (

6

5

4

3

2

1

155

154

8

9

10

11

12

13

14

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
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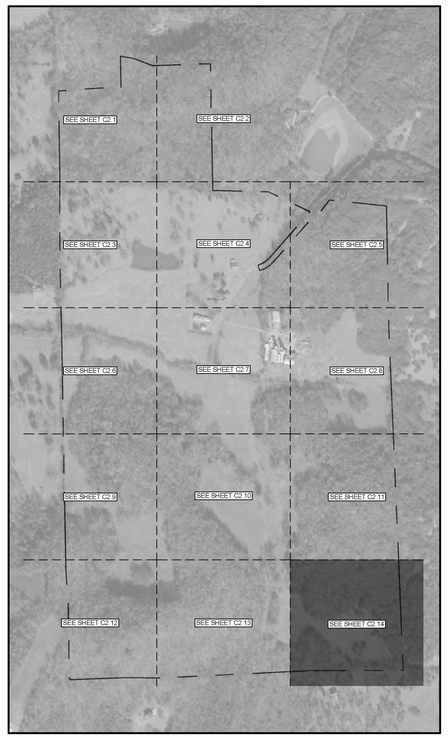

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Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

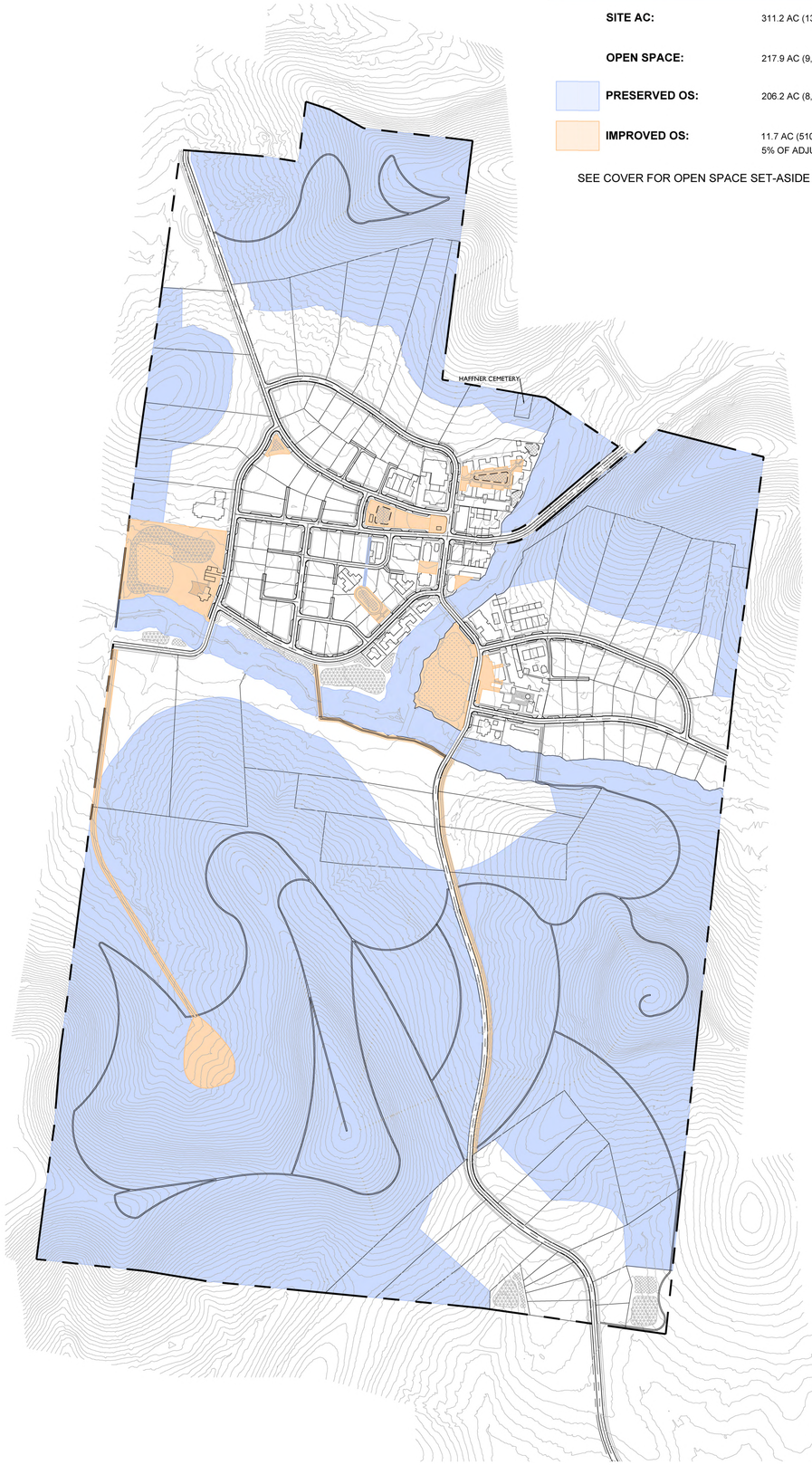
C2.14

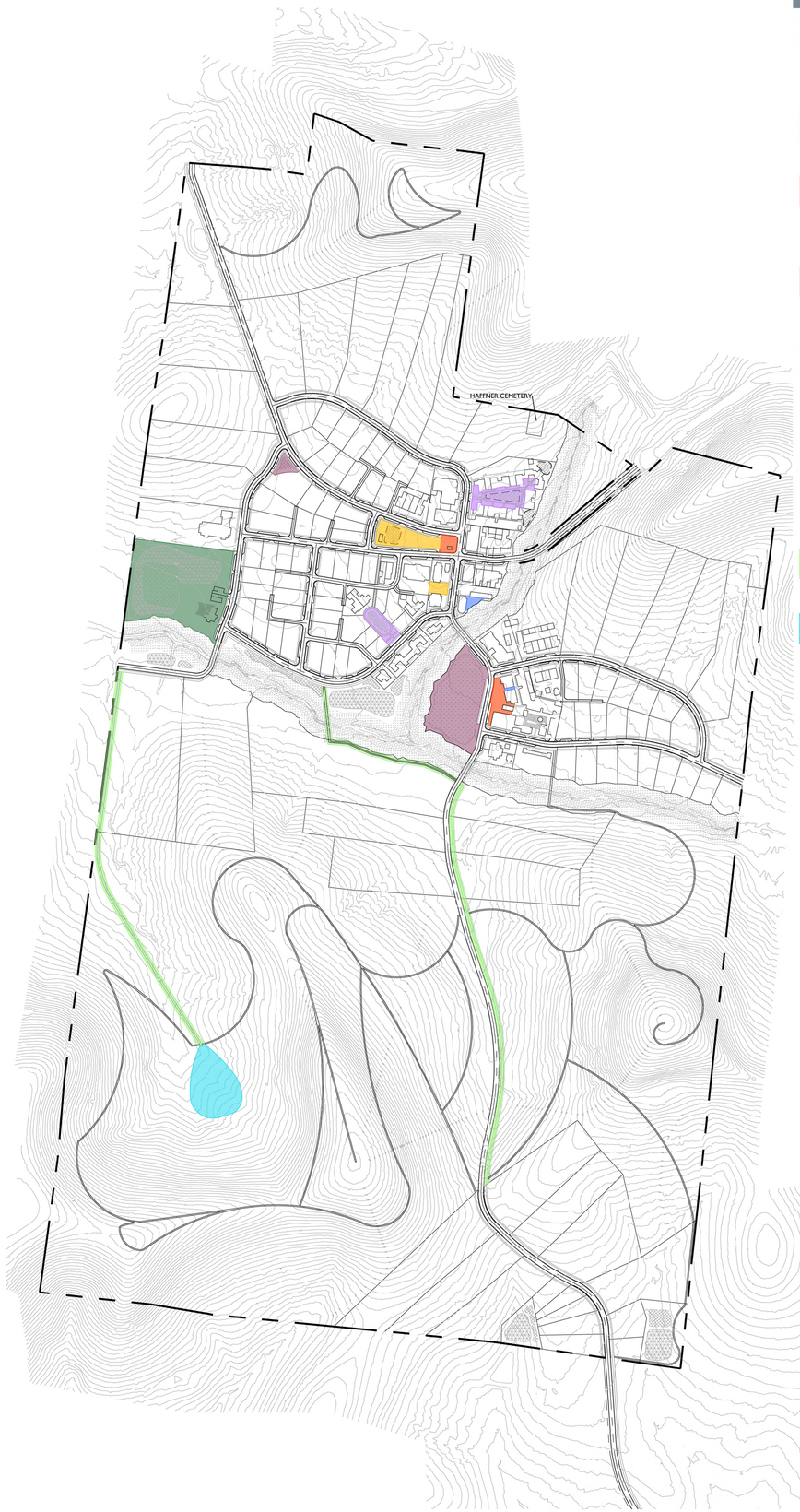
COF # 8704

OPEN SPACE

SITE AC:	311.2 AC (13,556,105 SF)
OPEN SPACE:	217.9 AC (9,489,372 SF; 70.0%)
PRESERVED OS:	206.2 AC (8,980,731 SF; 66.2%)
IMPROVED OS:	11.7 AC (510,194 SF; 3.8%; 5% OF ADJUSTED ACREAGE)

SEE COVER FOR OPEN SPACE SET-ASIDE REQUIREMENT





OPEN SPACE DESIGNATIONS

COURTYARD
- TRAILS
- BENCHES
- ENHANCED LANDSCAPE
- OPEN LAWN
- FIRE PIT / FOUNTAIN / SCULPTURE

SQUARE
- OPEN LAWN
- COMMUNITY BUILDING
- POST OFFICE

PLAZA
- HARDSCAPE SEATING / EVENT SPACE
- OPEN LAWN
- ENHANCED LANDSCAPE
- BENCHES
- GAZEBO / COMMUNITY BUILDING

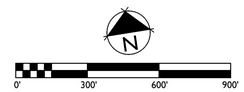
OUTDOOR DINING
- TABLES
- CHAIRS
- BENCHES
- PLANTERS

NEIGHBORHOOD AMENITY
- KIDS ZONE
- POOL
- FORMAL LAWN
- ENHANCED LANDSCAPE
- BENCHES
- RACKET SPORTS
- CLUBHOUSE

POCKET PACK
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES
- FIRE PIT / FOUNTAIN
- PONDS

GREENWAY
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES

NEIGHBORHOOD AMENITY / PASSIVE PARK
- PICNIC TABLES
- TREE HOUSE
- BENCHES
- LOW ROPES COURSE
- ZIP LINE
- GAGA BALL
- GARDEN SHED / TRELLIS / GATHERING SPACE
- NATURAL PLAY AREAS



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

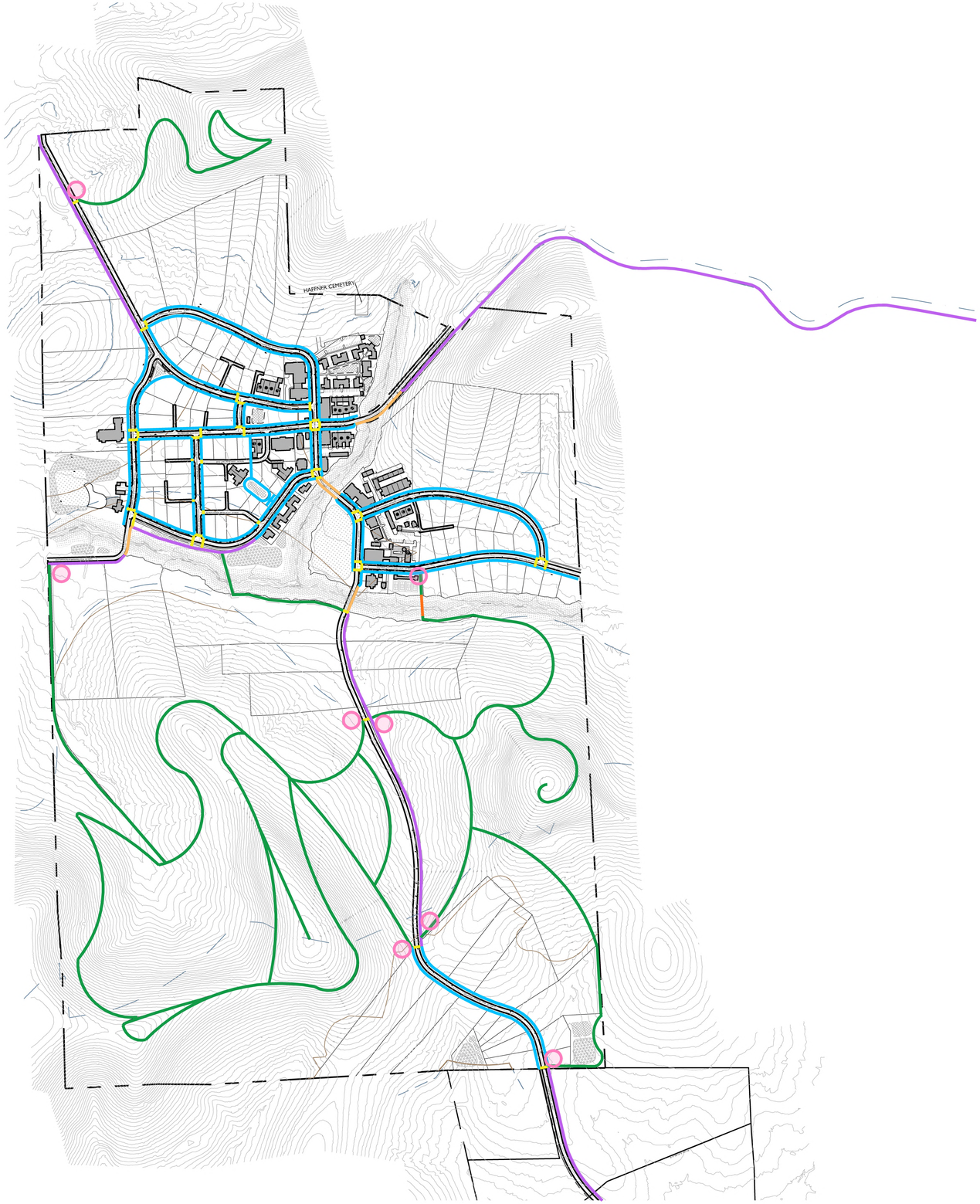


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OPEN SPACE BREAKDOWN

SHEET
C2.15

COF # 8704



KEY

PROPOSED HHO	SIDEWALK
PROPOSED 500' HHO BUFFER	CROSSWALK
HHO	SHARED BRIDGE
500' HHO BUFFER	PEDESTRIAN BRIDGE
PRIVATE TRAIL, OPEN TO THE PUBLIC	TRAILHEAD
MULTI-USE PATH / RURAL PATH	

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

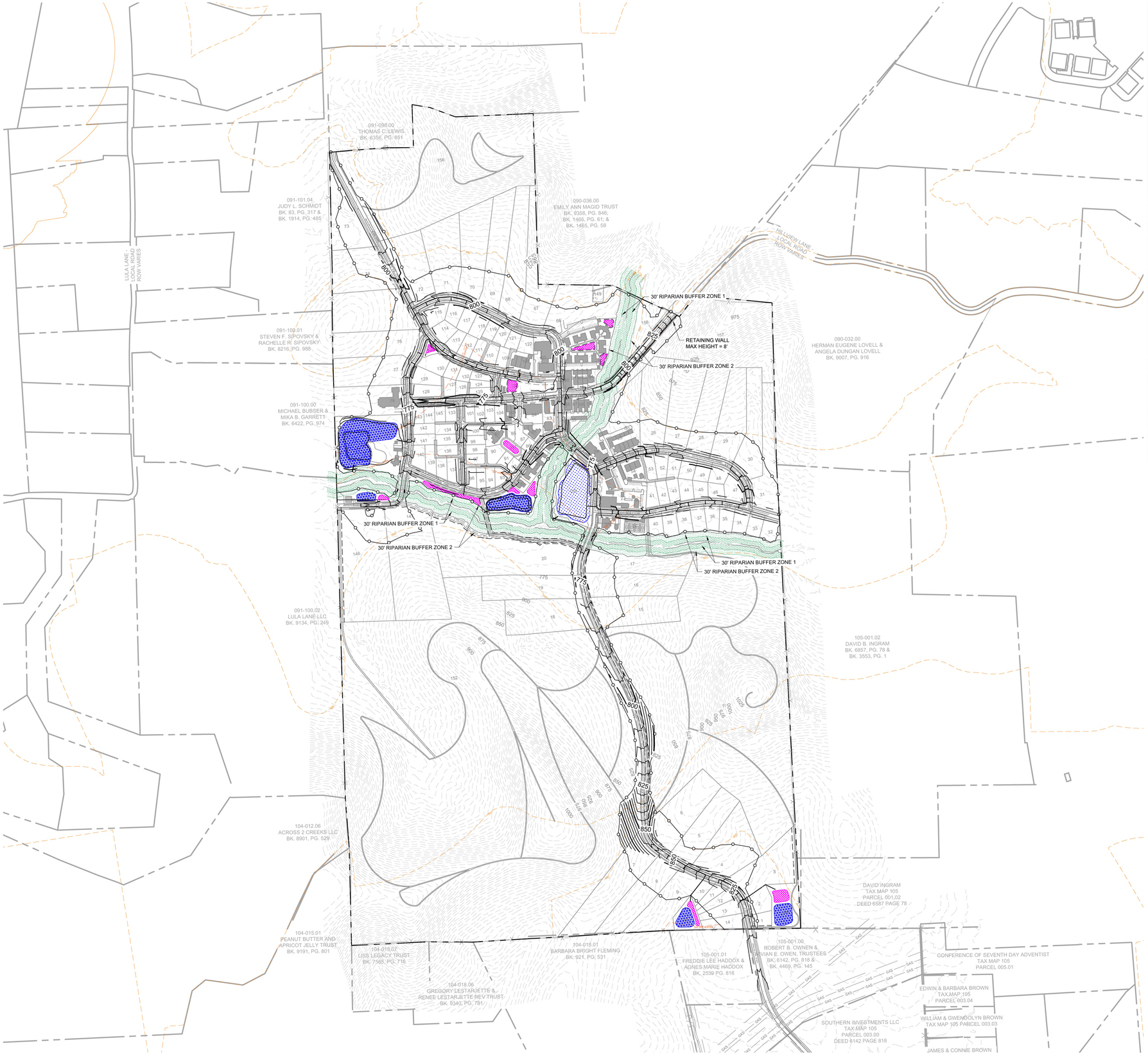
Revision Date

PEDESTRIAN NETWORK

SHEET

C2.16

COF # 8704



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- WET DETENTION
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- RIPARIAN ZONE 2 BUFFER
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TOTAL SITE AREA =	+/-311 ACRES
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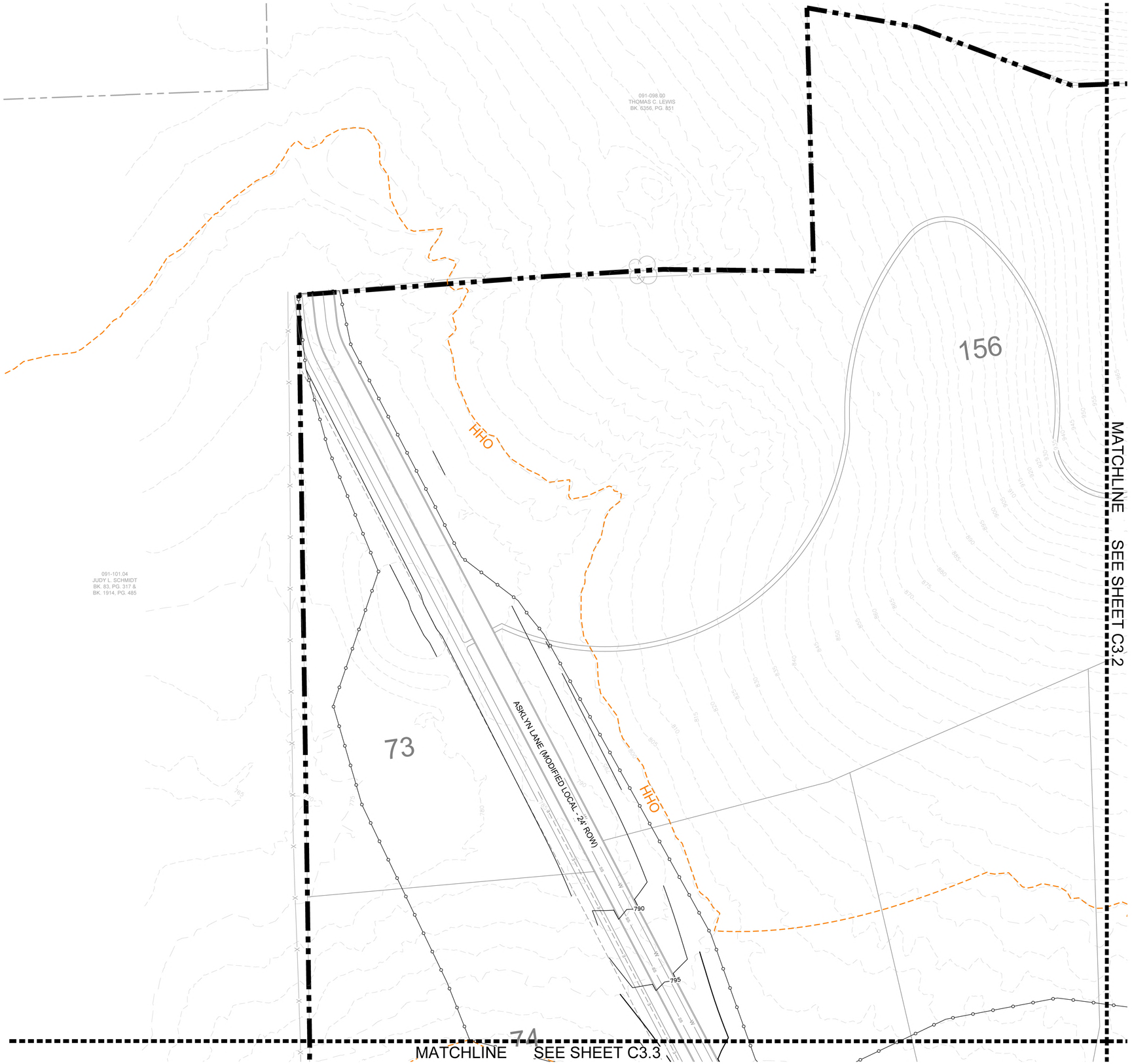
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 DEPARTMENT OF AGRICULTURE 2025

Revision Date

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0
COF # 8704



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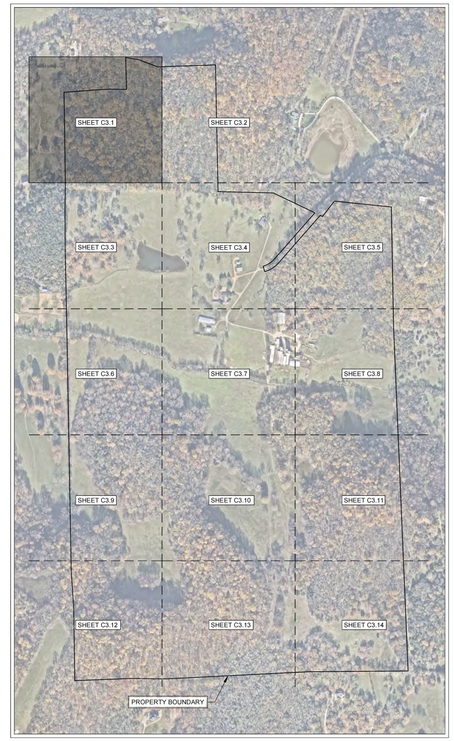

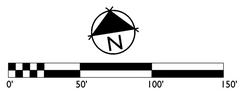

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
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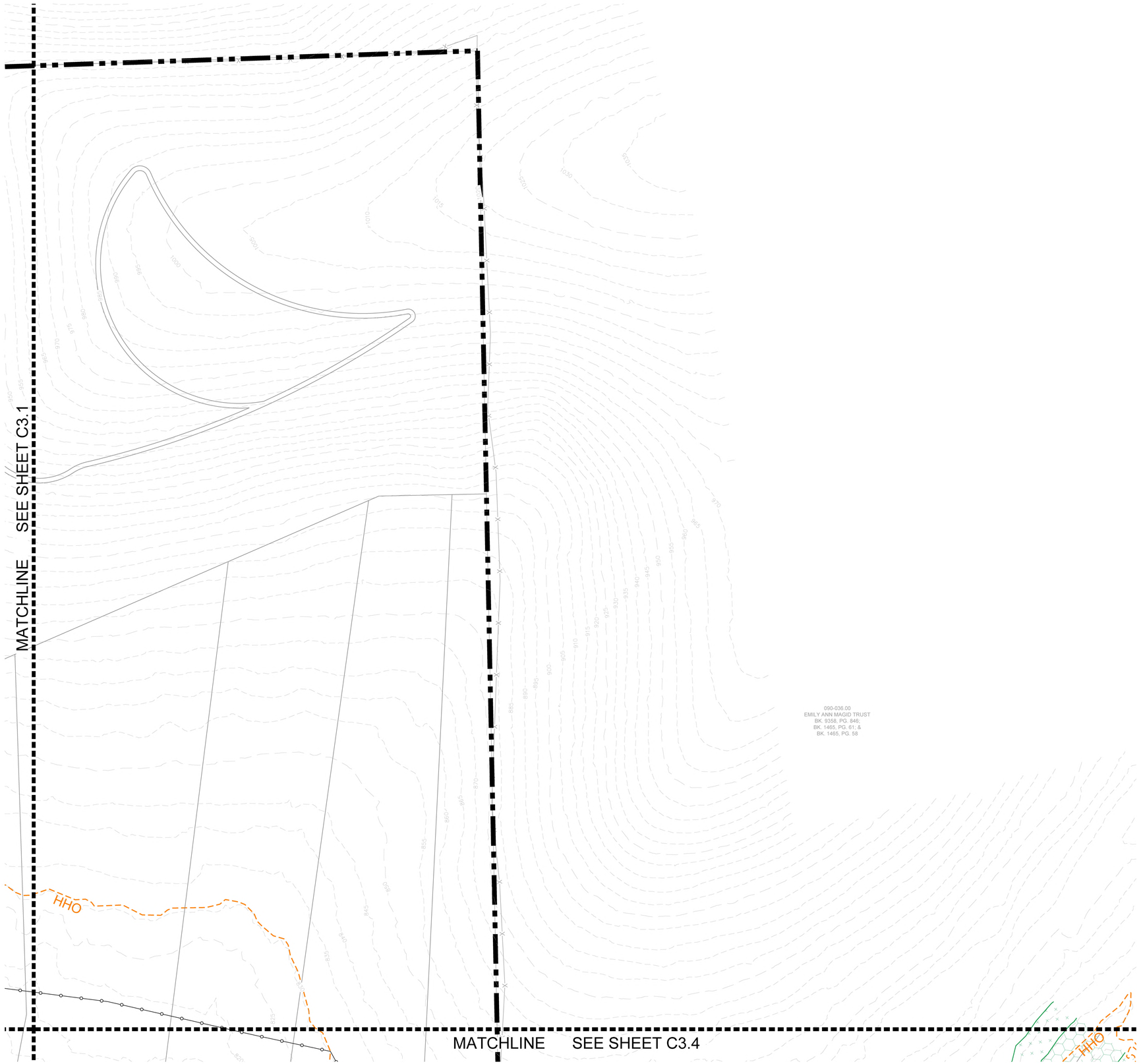
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF # 8704



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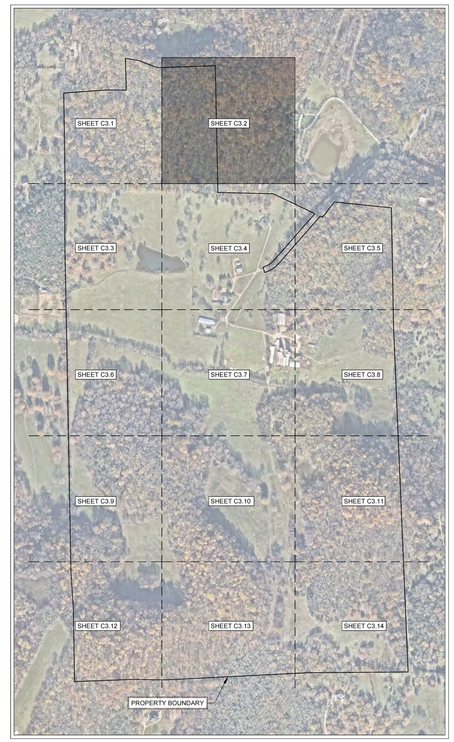

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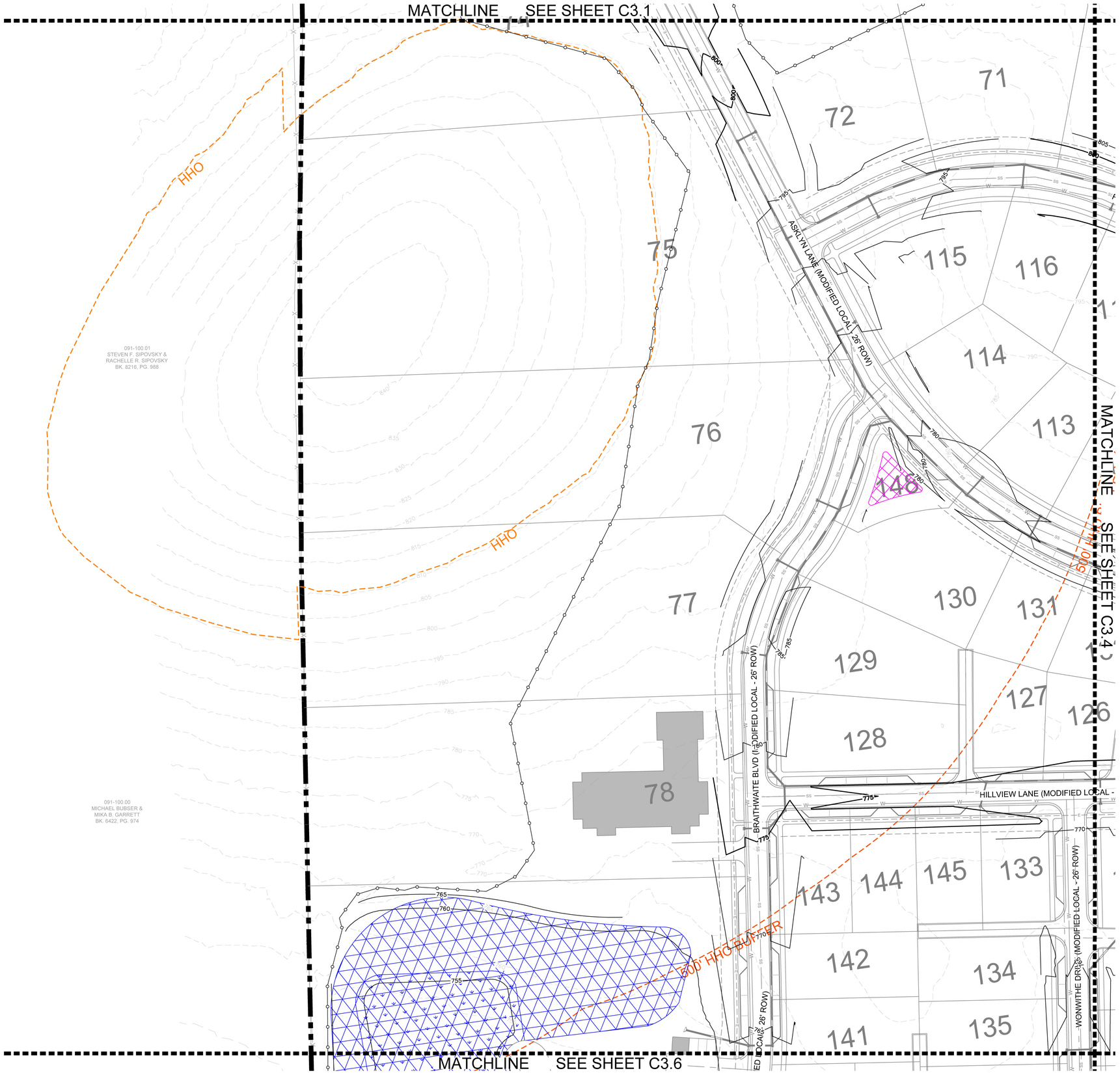
Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.2

COF # 8704



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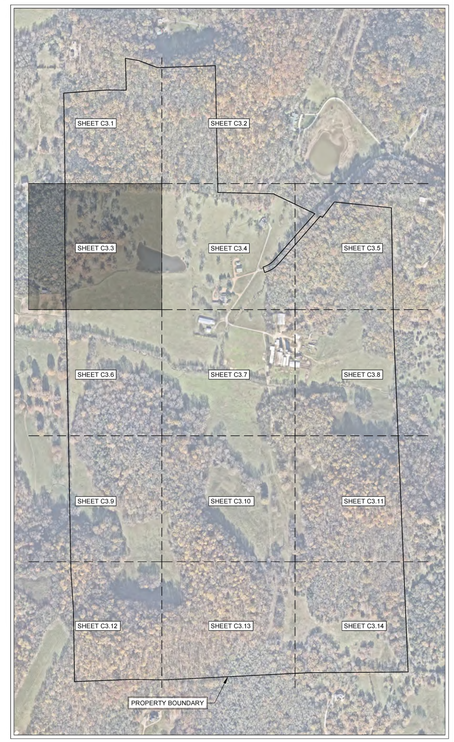

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF # 8704

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

HHO BUFFER

HHO

FARREN WAY (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

BRAE LANE (MEWS ALLEY - 22' ROW)

HAFFNER CEMETARY

GREEN INFRASTRUCTURE EASEMENT

UNNAMED TRIBUTARY TO POLK CREEK

EXISTING STREAM CROSSING

70 69 68 67 66 65 140 117 118 119 120 121 122 112 111 110 109 108 107 106 123 124 125 126 60 61 62 63 64 56 57 58 59 55 101 102 103 104 105 84 83 100 89 88 87 85 99 25

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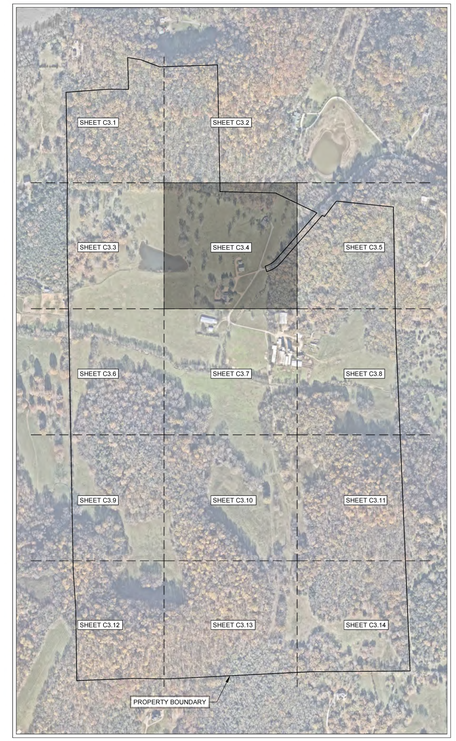

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

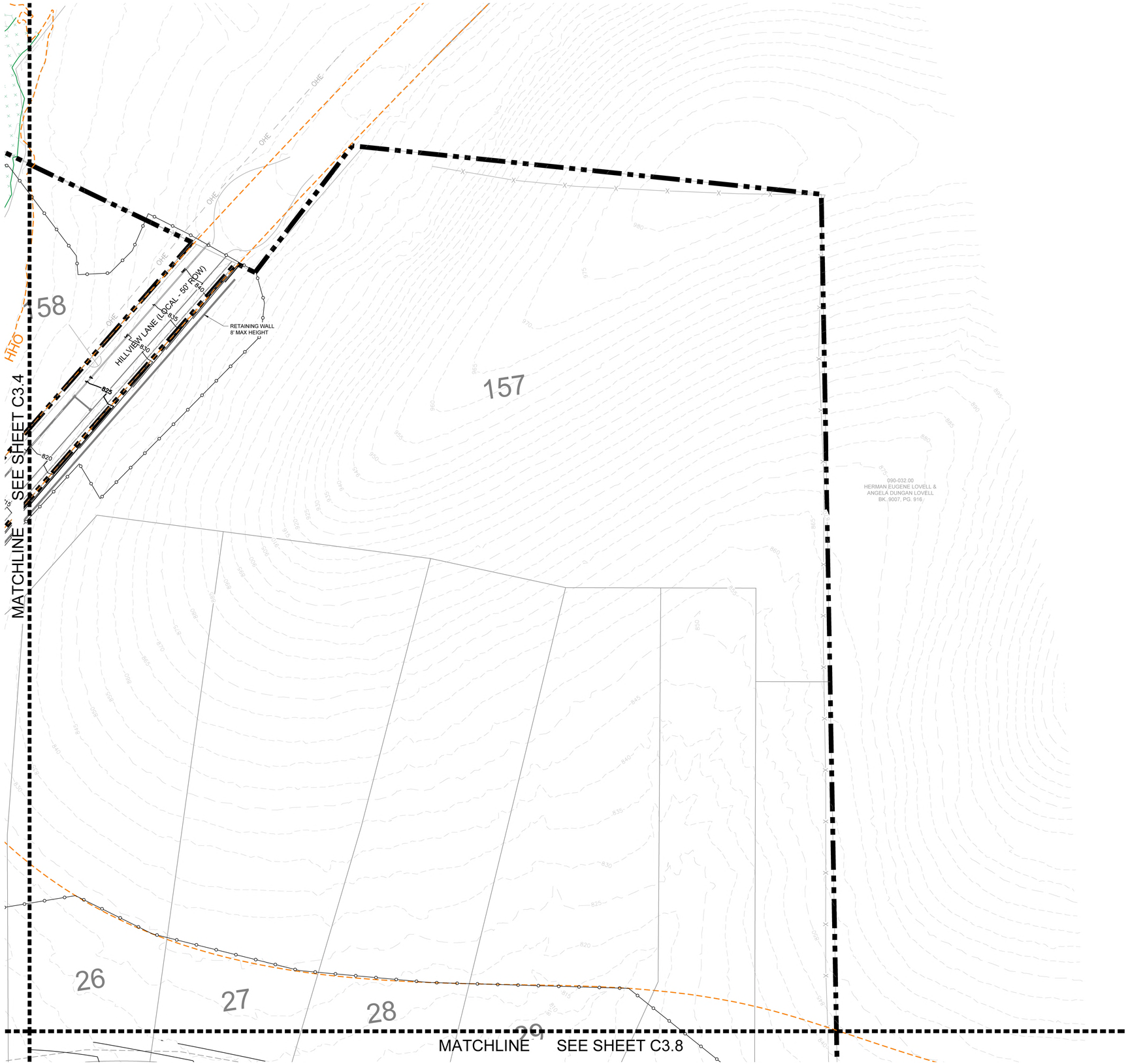
MARY McGOWAN REGISTERED ENGINEER AGRICULTURE TENNESSEE 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF # 8704



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- HHO
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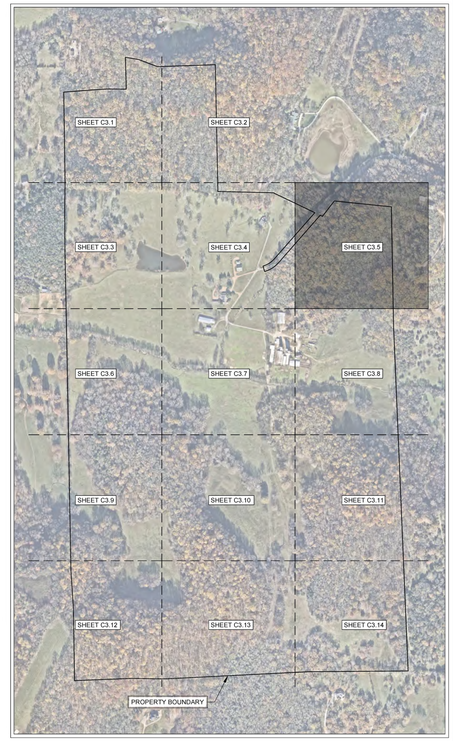

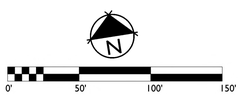

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PROVIDED
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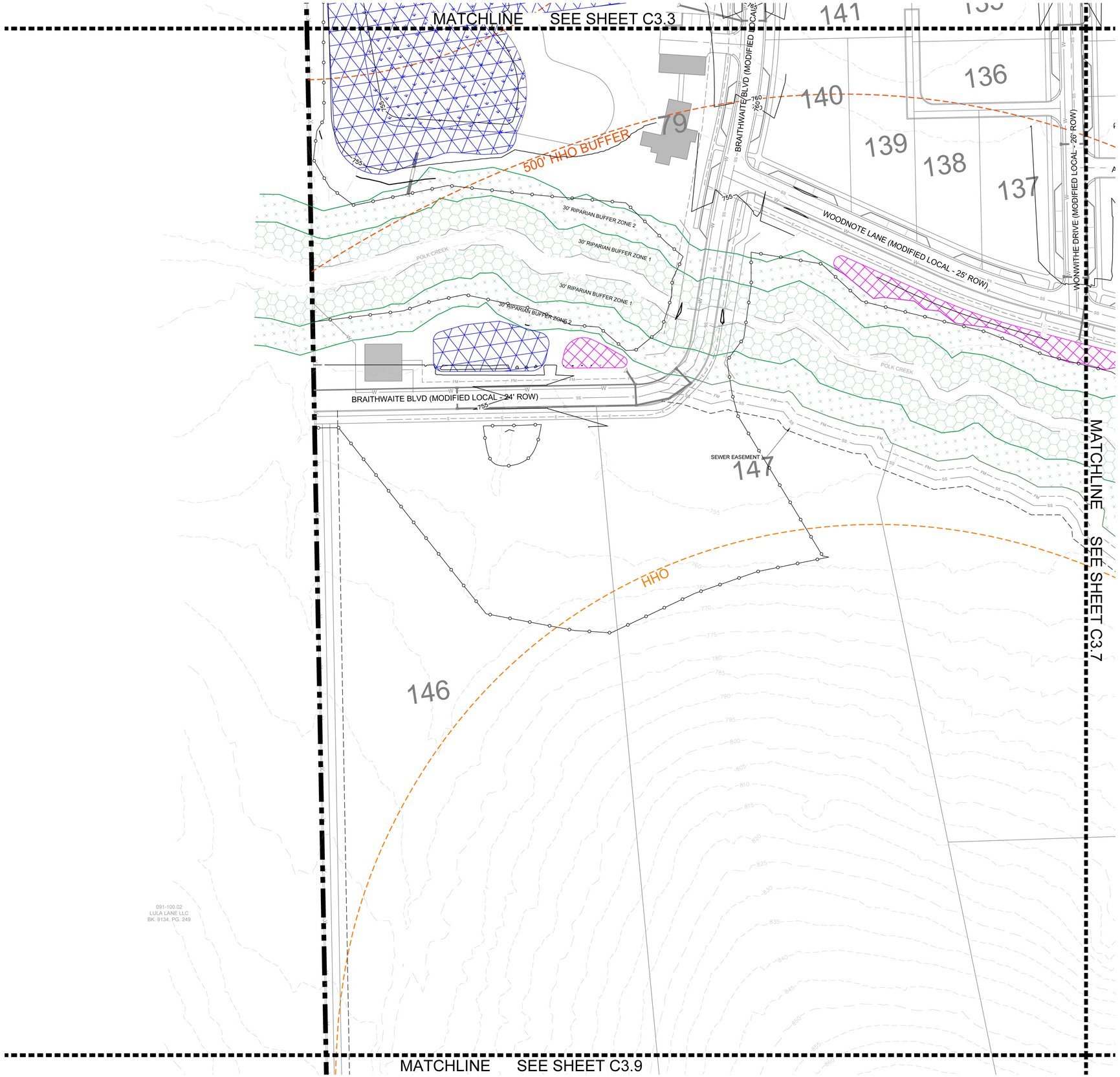
SHEET
C3.5

COF # 8704



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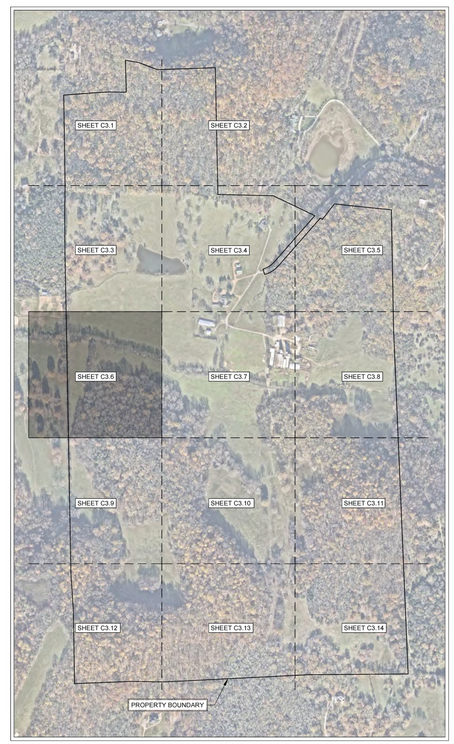

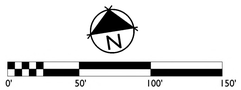

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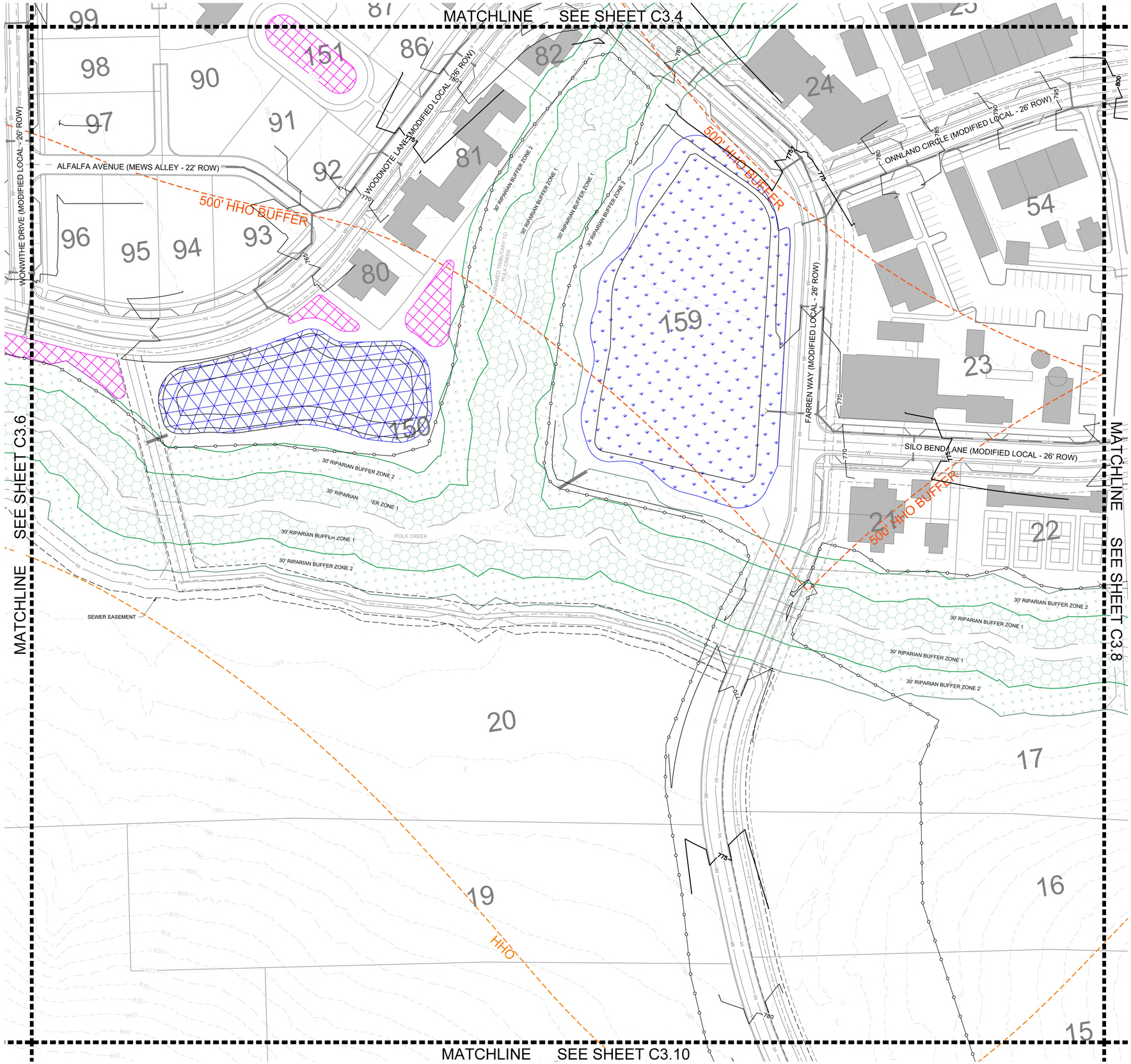
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6

COF # 8704



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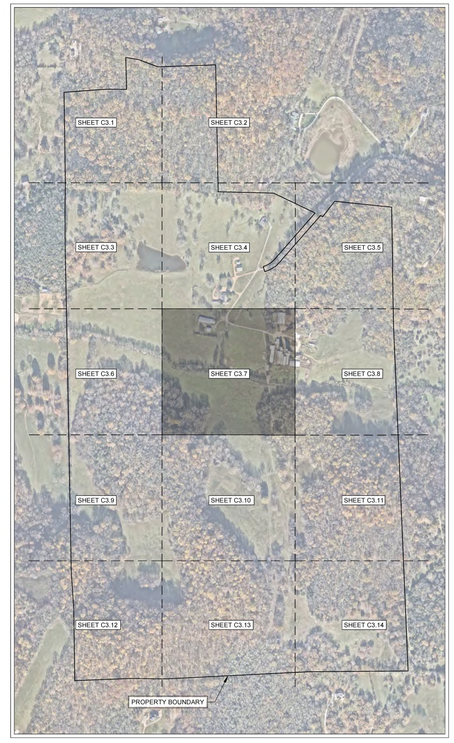

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SHEET
C3.7
COF # 8704

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.11

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

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HHO

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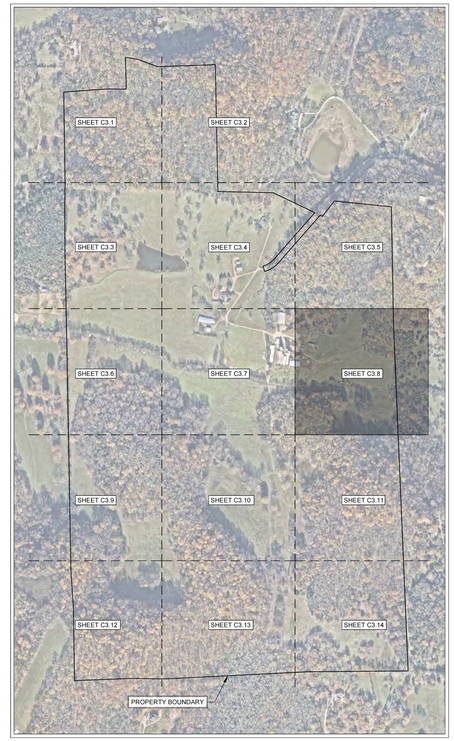

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COF # 8704

MATCHLINE SEE SHEET C3.6

MATCHLINE SEE SHEET C3.10

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- DRY DETENTION
- WET DETENTION
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TOTAL SITE AREA =	+/-311 ACRES
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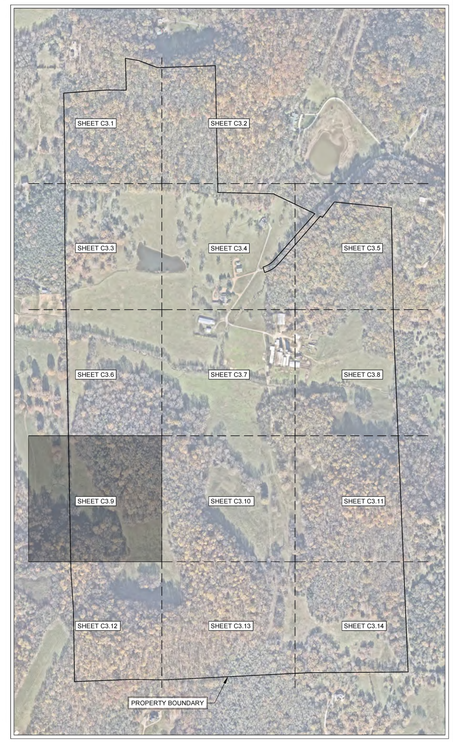

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.9
COF # 8704

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.11

MATCHLINE SEE SHEET C3.13

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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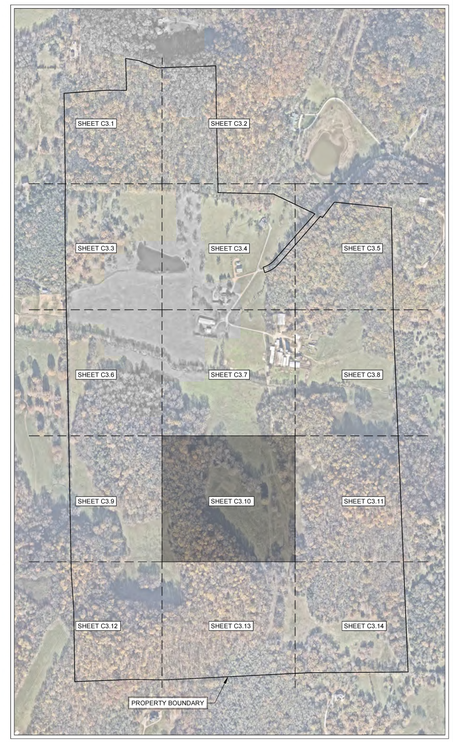

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MARY McGOWAN WAGNER REGISTERED ENGINEER STATE OF TENNESSEE 2025

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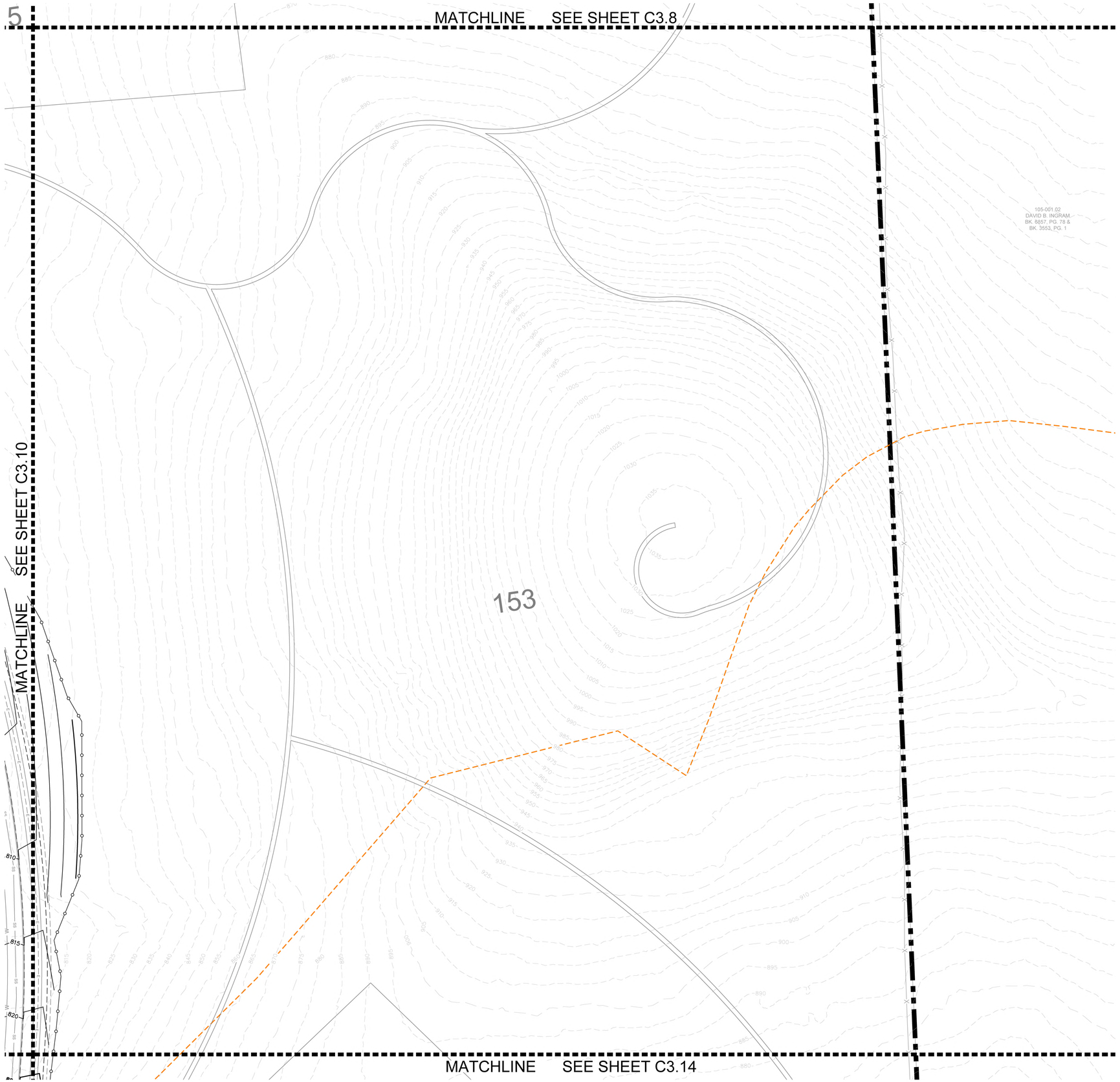
ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.10

COF # 8704



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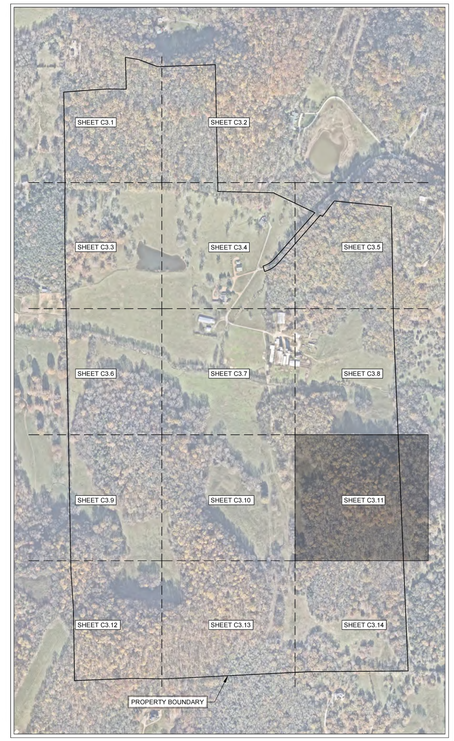

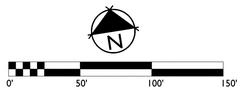

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
121320
STATE OF TENNESSEE
2025

Revision Date
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.11

COF # 8704

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.13

104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529

104-015.91
PEANUT BUTTER AND
APRICOT JELLY TRUST
BK. 9191, PG. 801

104-018.07
LISS LEGACY TRUST
BK. 7585, PG. 716

104-018.06
GREGORY LESTARJETTE &
RENEE LESTARJETTE REV TRUST
BK. 9340, PG. 781

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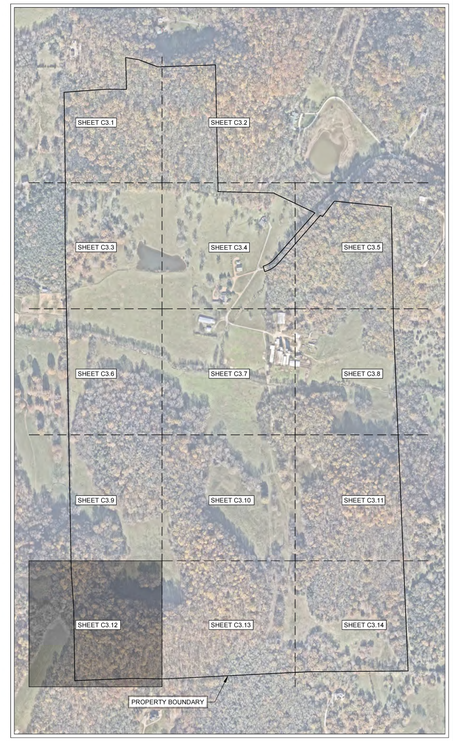



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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.12

COF # 8704

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.12

MATCHLINE SEE SHEET C3.14

HHO

HHO

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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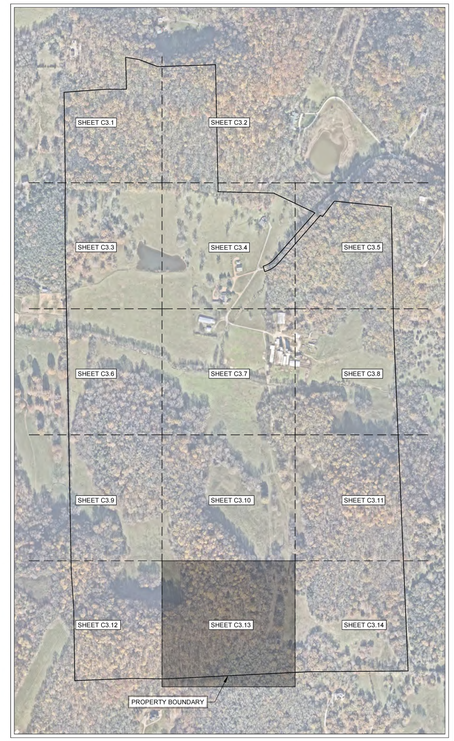

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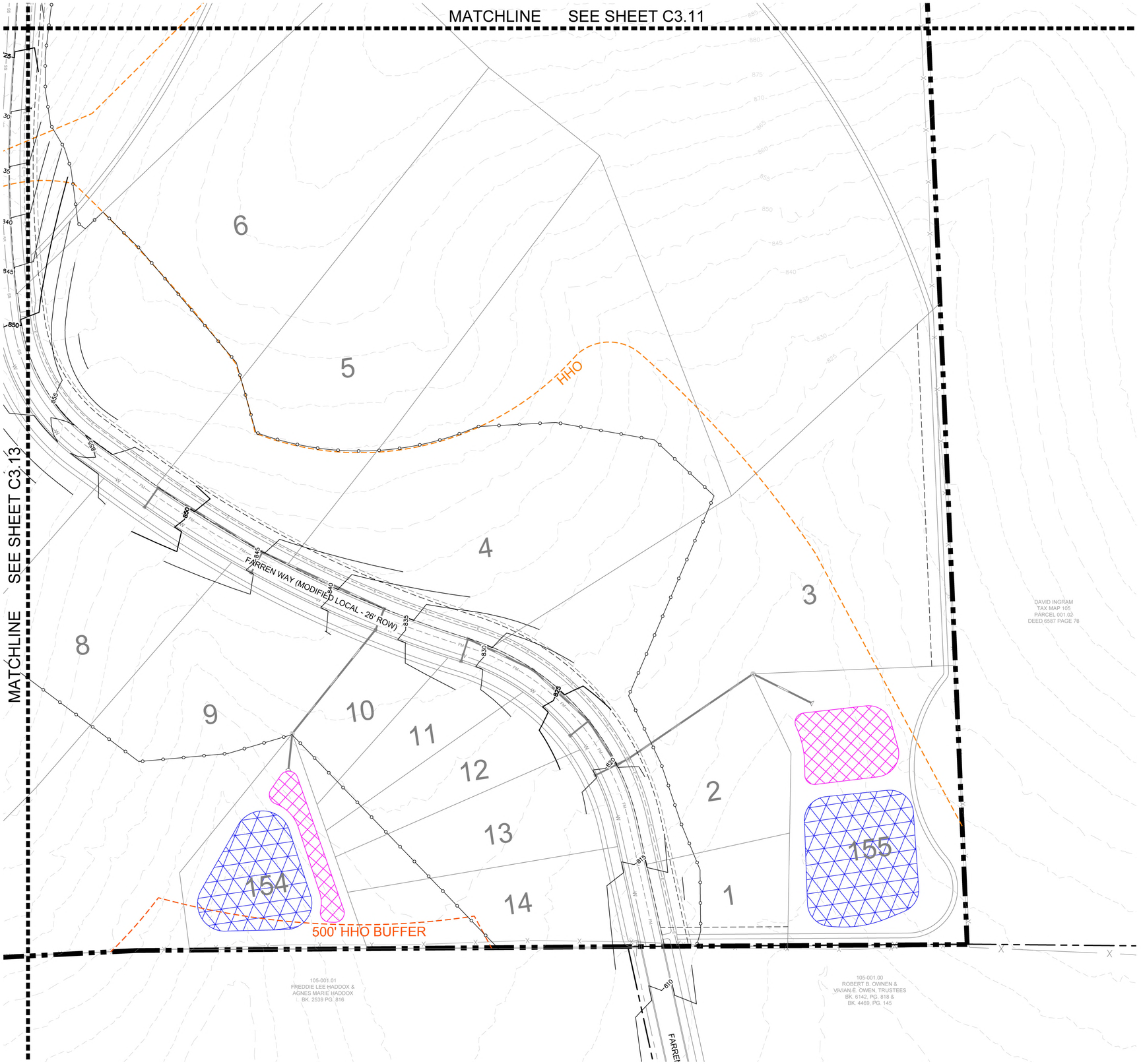
COF # 8704



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3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TREE PROTECTION FENCE

RIPARIAN BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

STORMWATER NARRATIVE

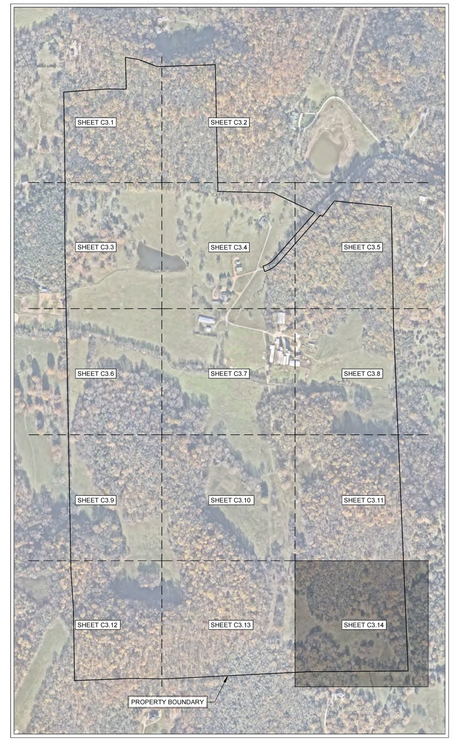
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES.

OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

STATEMENT OF IMPACTS

THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.





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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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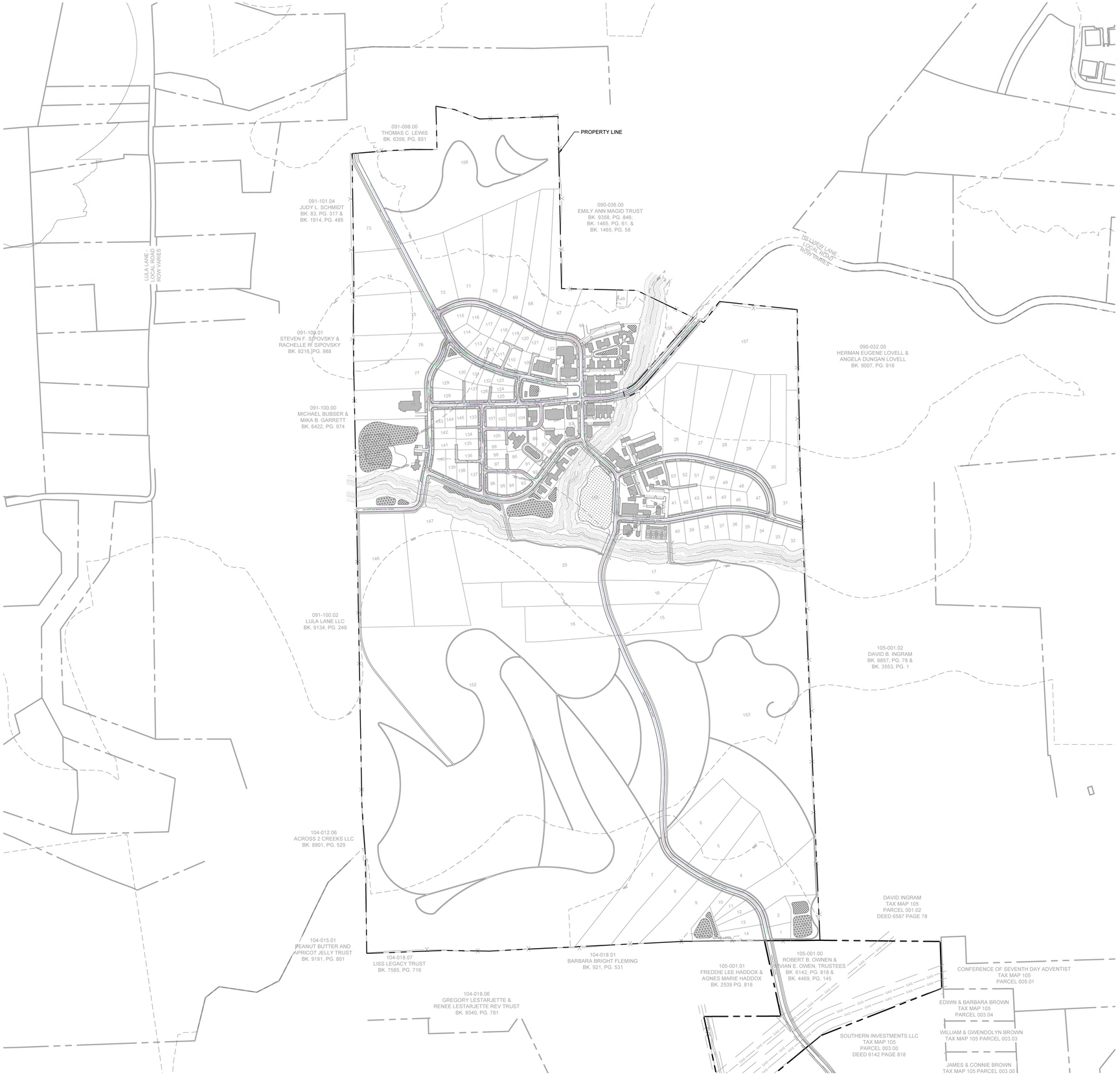
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.14
COF # 8704



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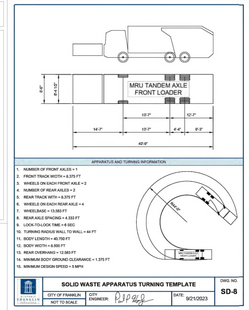
LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

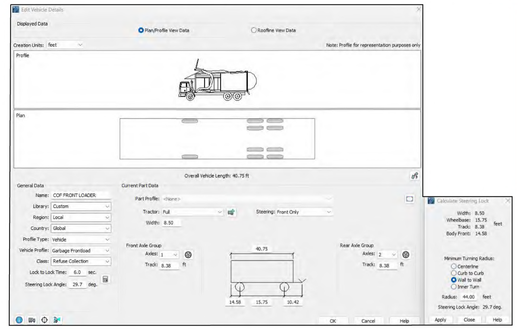


STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG LEWISBURG PIKE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



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Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL TRASH ROW AND ACCESS PLAN

SHEET
C4.0

COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

ASKLYN LANE (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.3

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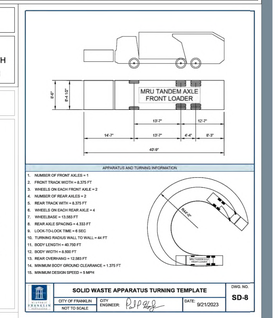

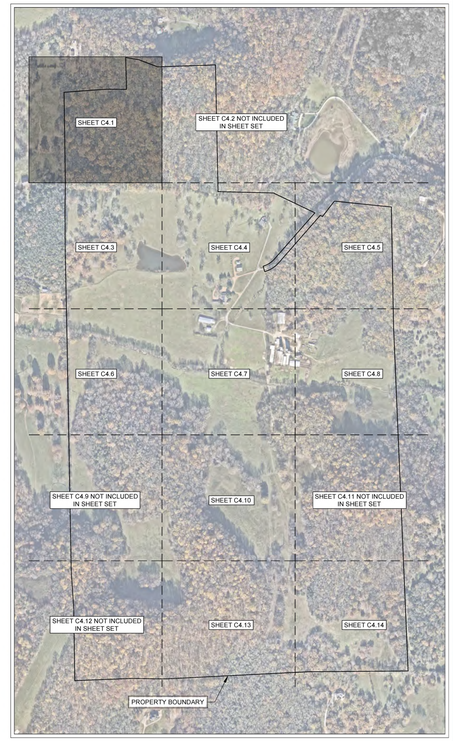

N

0' 50' 100' 150'

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Franklin, Williamson County, Tennessee

MARY McGONAGILL
REGISTERED ENGINEER
AGRICULTURE
121325
STATE OF TENNESSEE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.1

COF # 8704

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.6

HHO

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 2

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

71 72 75 76 77 78 111 113 114 115 116 126 127 128 129 130 131 133 134 135 141 142 143 144 145 148

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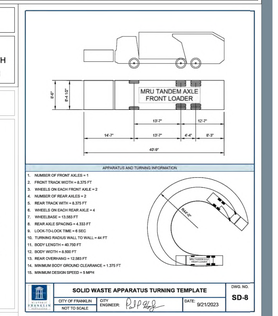

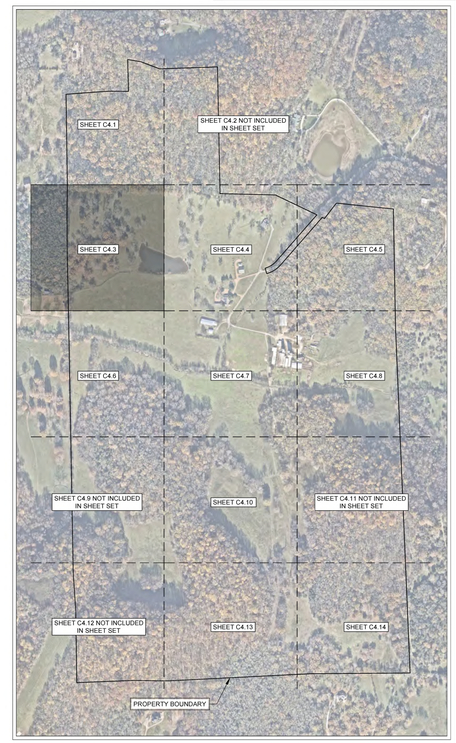

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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.3

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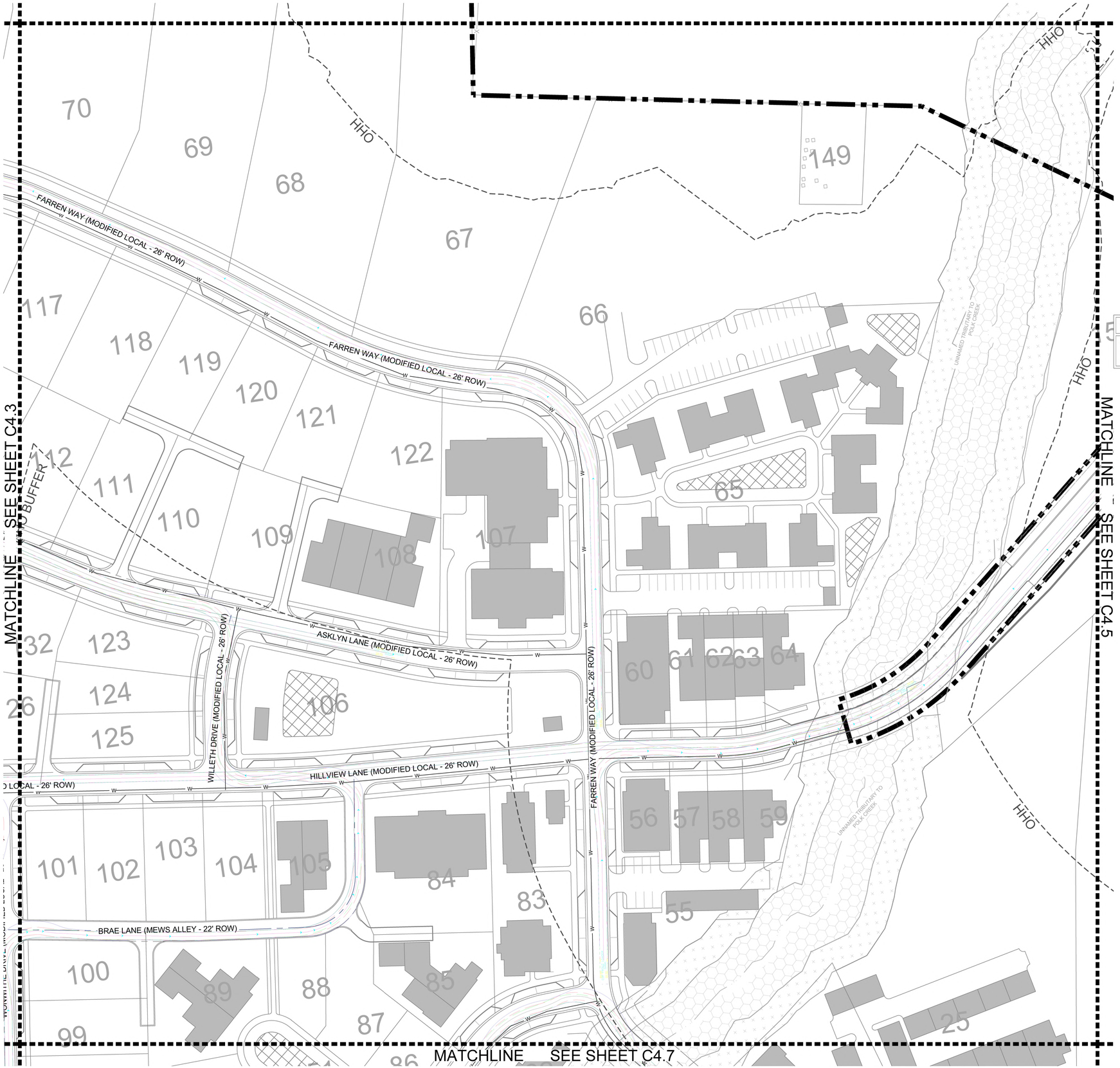

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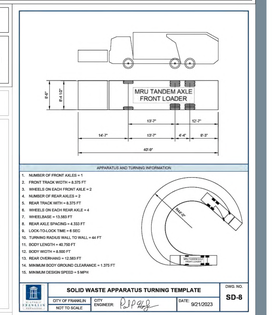

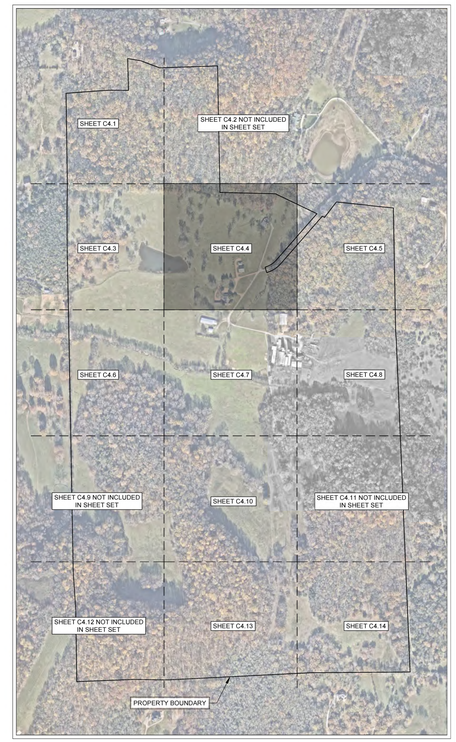

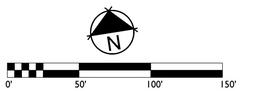

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
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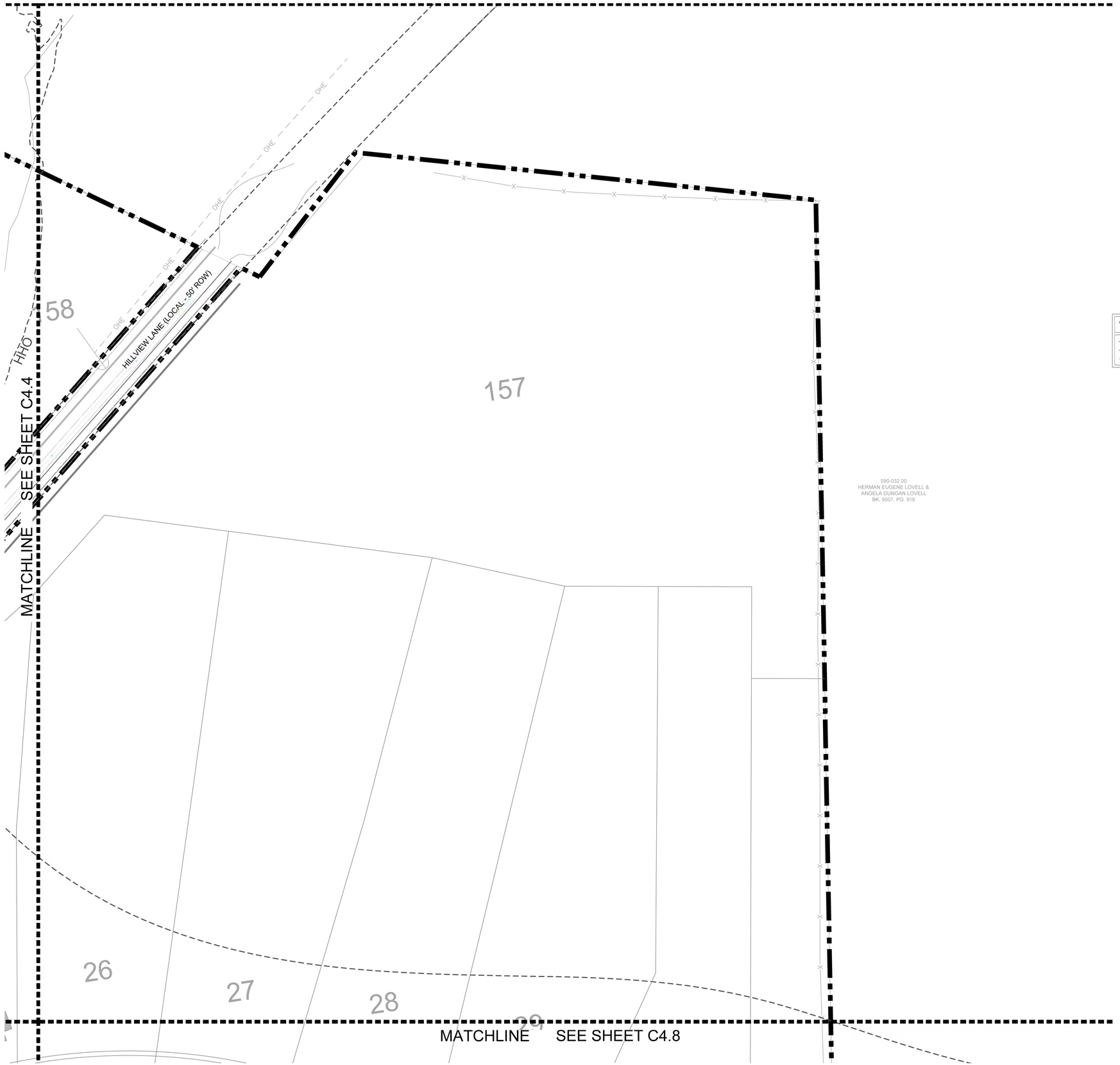
ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.4

COF # 8704



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- DETENTION
- EXTENDED DETENTION
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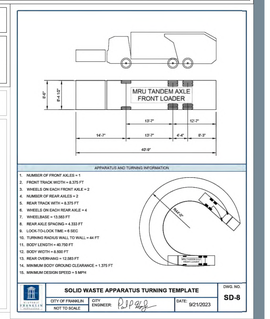
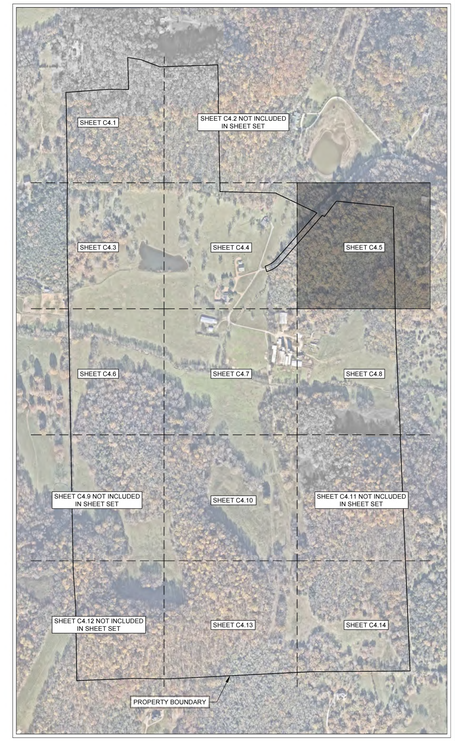
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

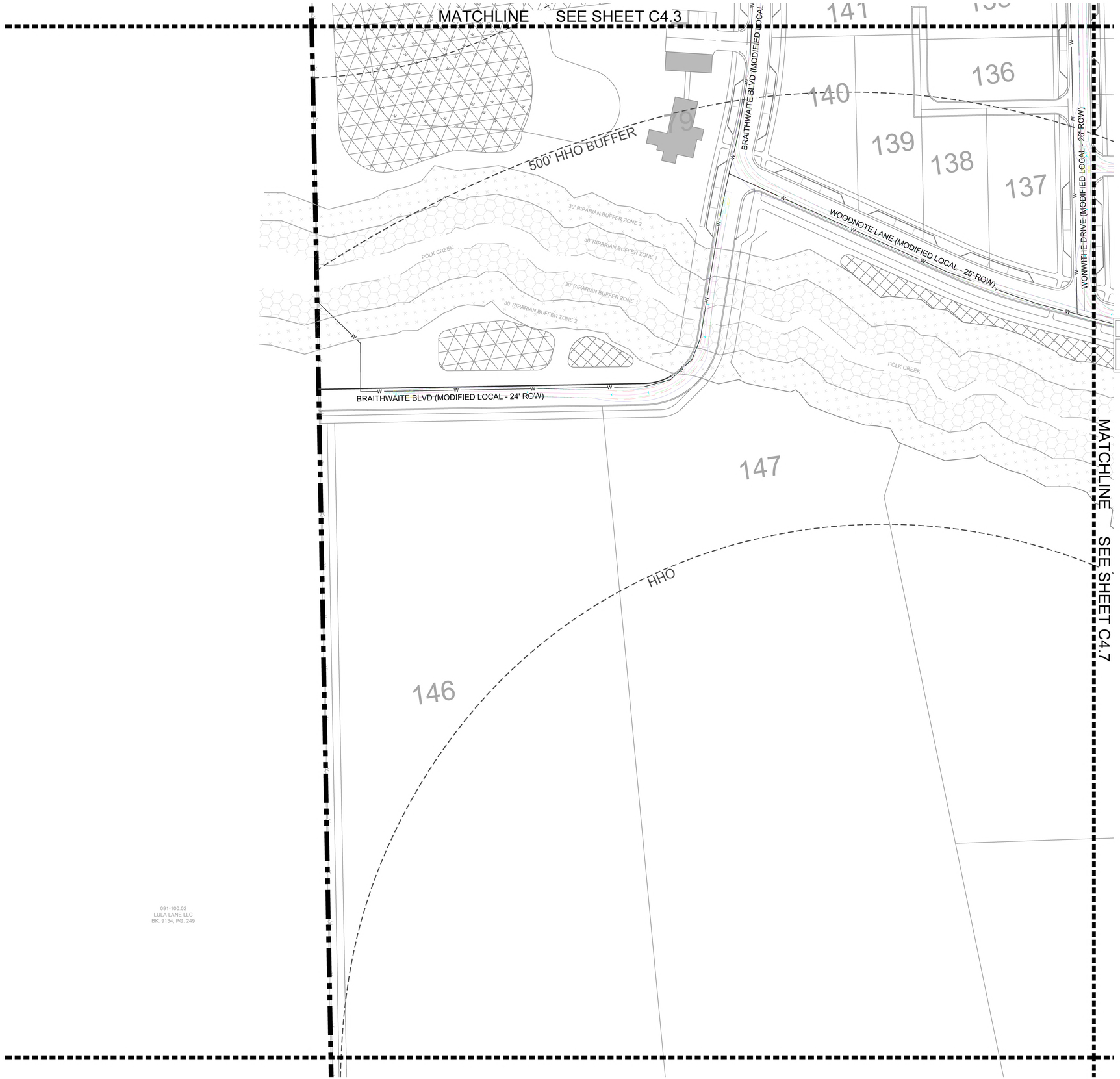
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
121320
STATE OF TENNESSEE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.5

COF # 8704



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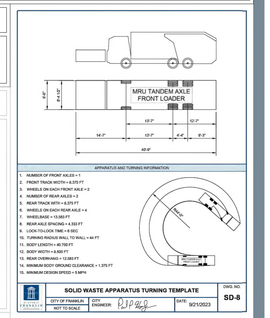

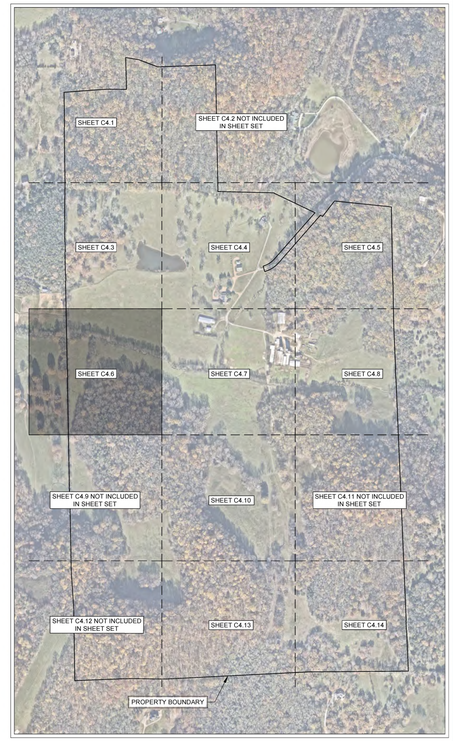

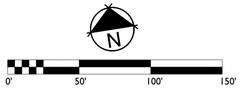

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

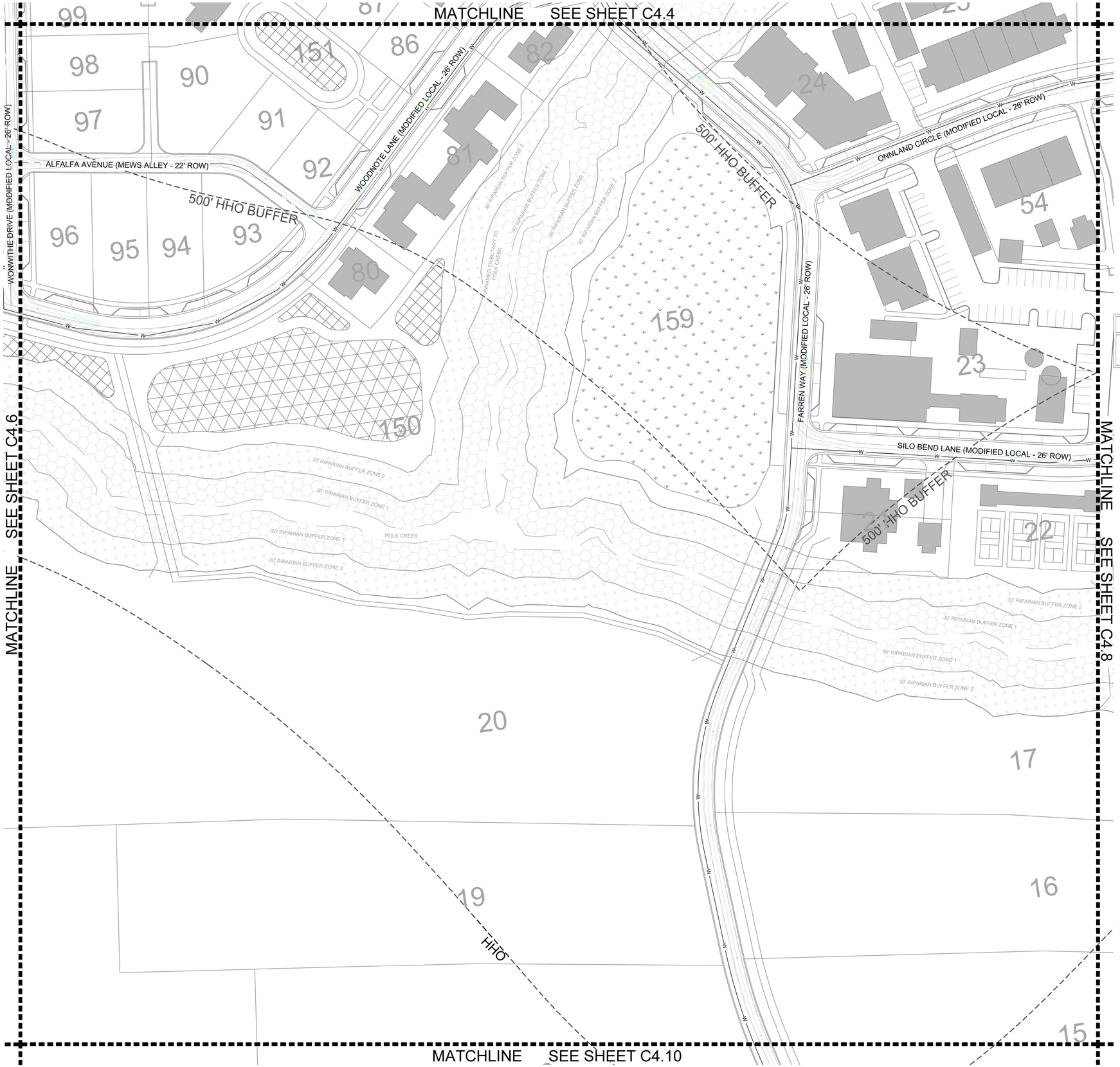
MARY McGONAGILL REGISTERED ENGINEER AGRICULTURE 121329 STATE OF TENNESSEE 2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.6

COF # 8704



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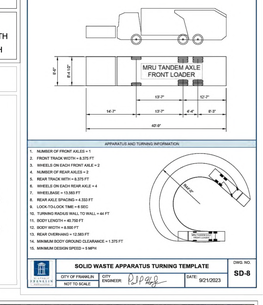

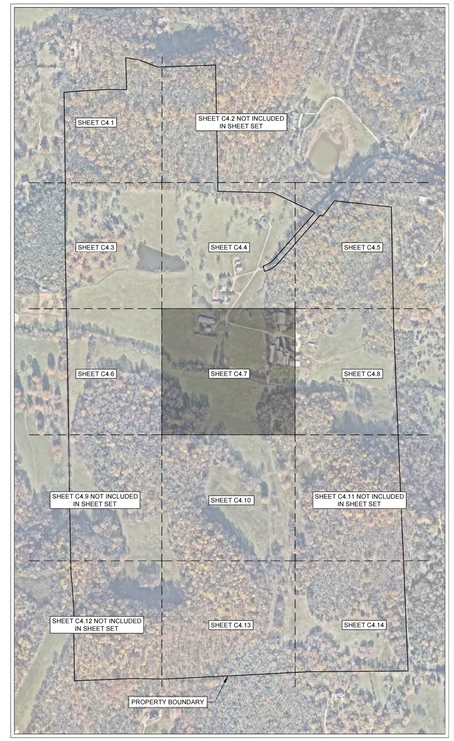

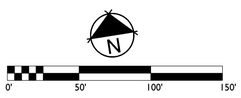

GAMBLE DESIGN COLLABORATIVE
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DesignStudio
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SHERIDAN PUBLIC RELATIONS LLC

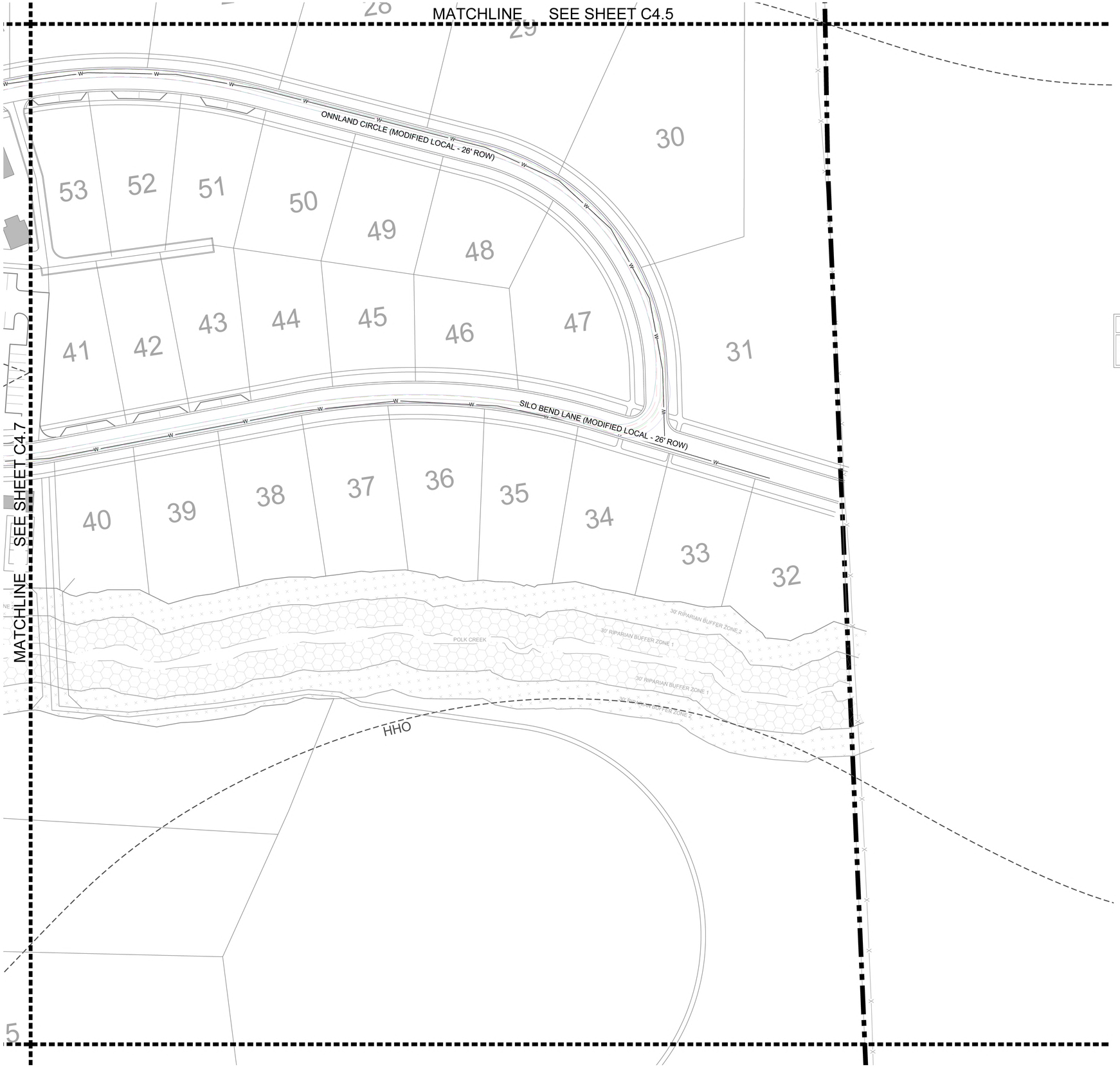
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVAN — LICENSED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — No. 121430 — 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.7
COF # 8704



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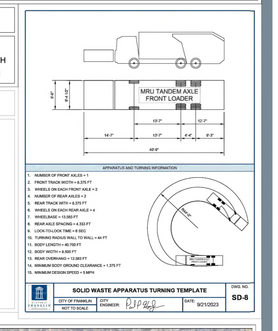

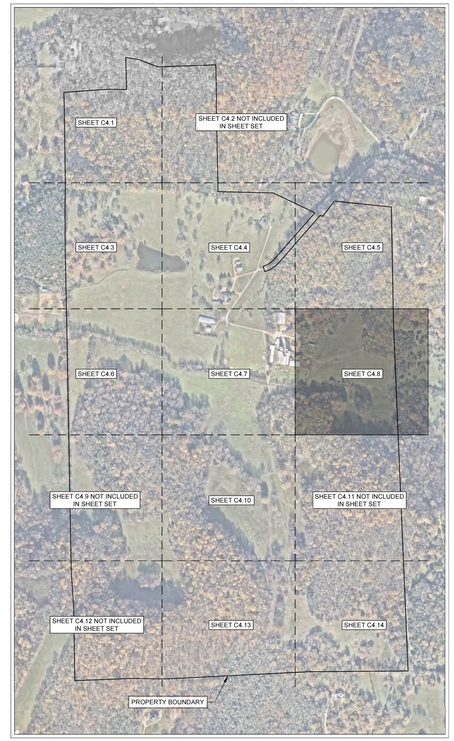

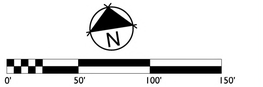

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SHERIDAN PUBLIC RELATIONS LLC

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
9/21/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.8

COF # 8704

MATCHLINE SÈE SHEET C4.7

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.13

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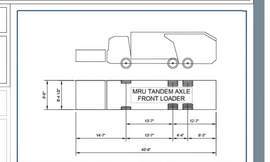
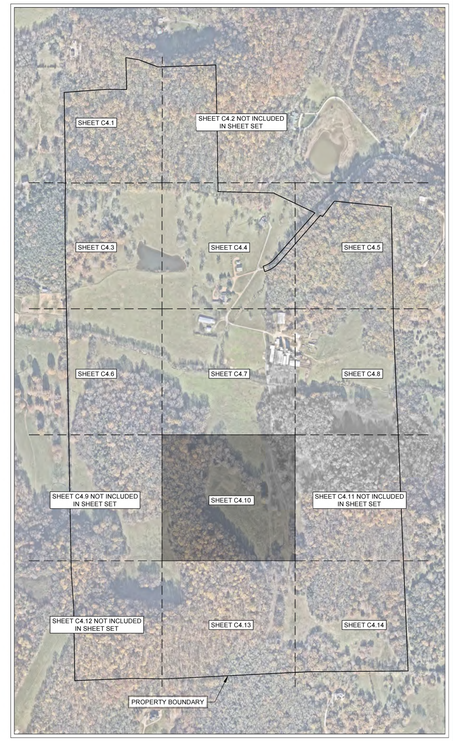
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE
2025

Revision Date
1. _____
2. _____
3. _____
4. _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.10

COF # 8704

MATCHLINE SEE SHEET C4.10

HHO

HHO

MATCHLINE SEE SHEET C4.14

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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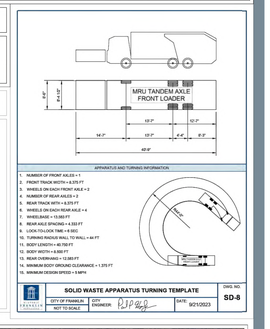

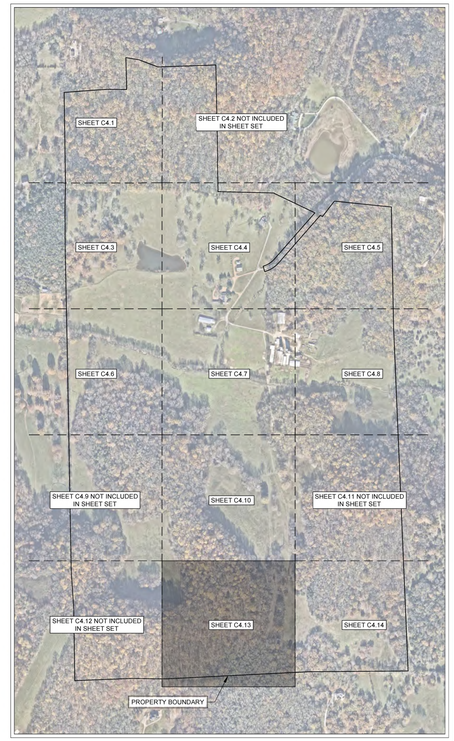

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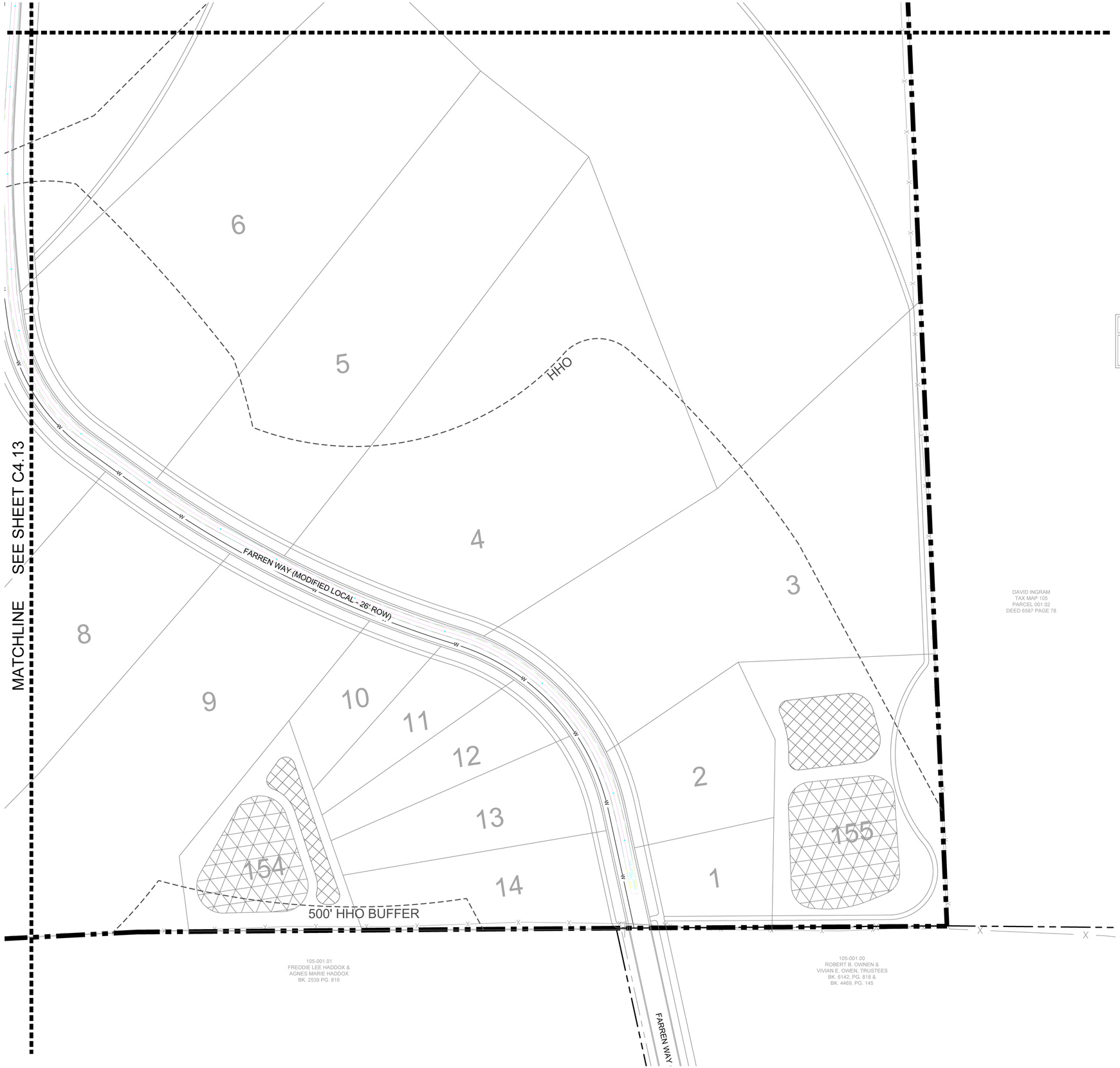
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVAN — LICENSED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — No. 121320 — 2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.13
COF # 8704



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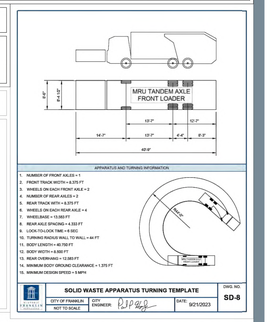

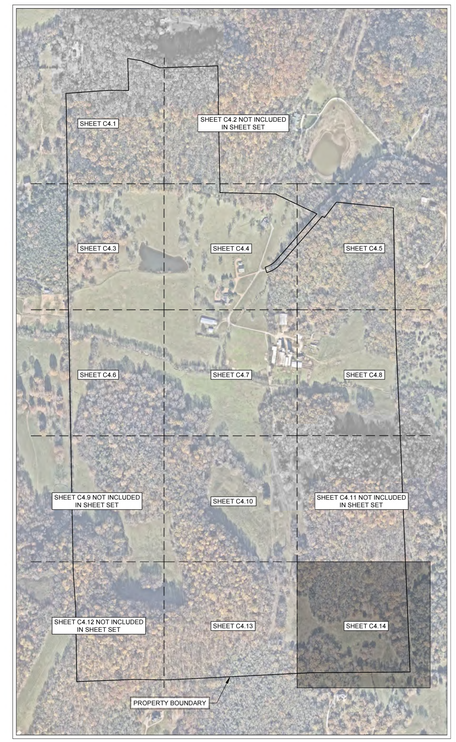

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STATE OF TENNESSEE
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Revision Date

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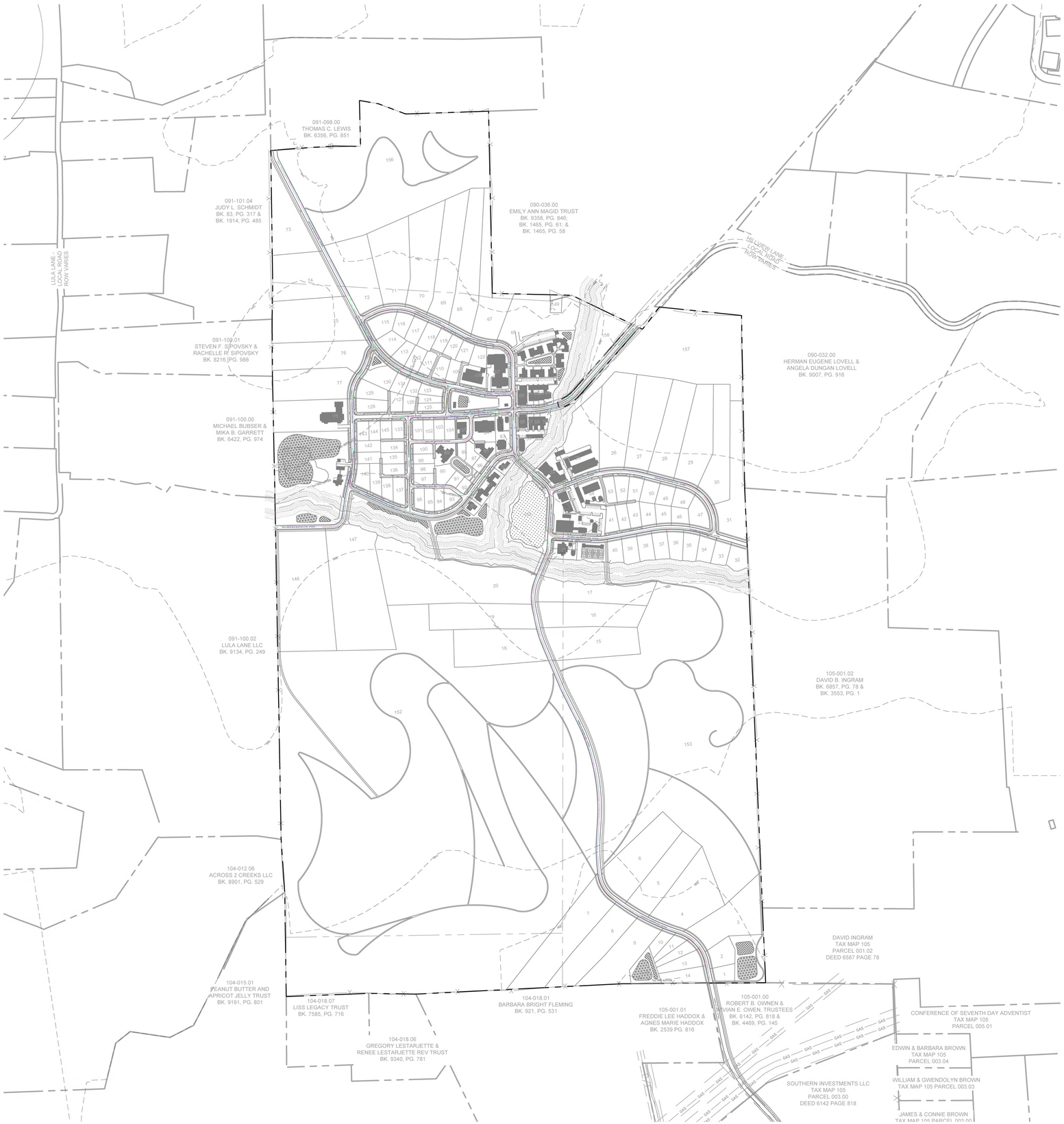
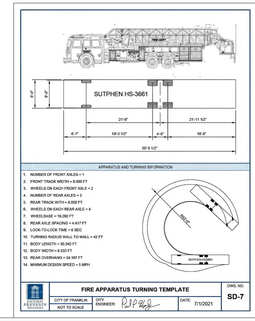
SHEET
C4.14

COF # 8704





STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG COLEMAN ROAD AND HILLVIEW LANE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

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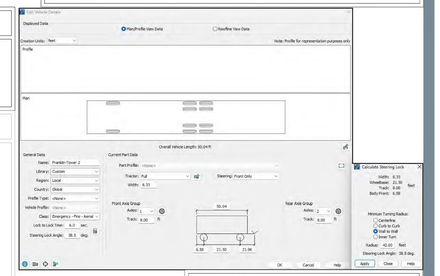
FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS



LEGEND

- WATER QUALITY
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- RIPARIAN ZONE 1 BUFFER
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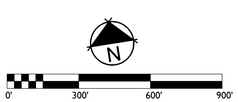
NOTE

SITE TO COMPLY TO REGULATIONS AND REQUIREMENTS OF THE 2018 INTERNATIONAL FIRE CODE. REQUIRED FLOWS AND PRESSURES FOR FIRE FLOW ARE TO BE MET, DESIGN TO BE COORDINATED WITH HB&TS.

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



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AGRICULTURE
No. 121320
STATE OF TENNESSEE
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Revision Date
1 _____
2 _____
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4 _____

OVERALL FIRE ROW AND ACCESS PLAN

SHEET
C4.15

COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

ASKLYN LANE (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.18

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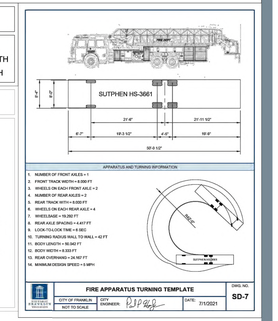

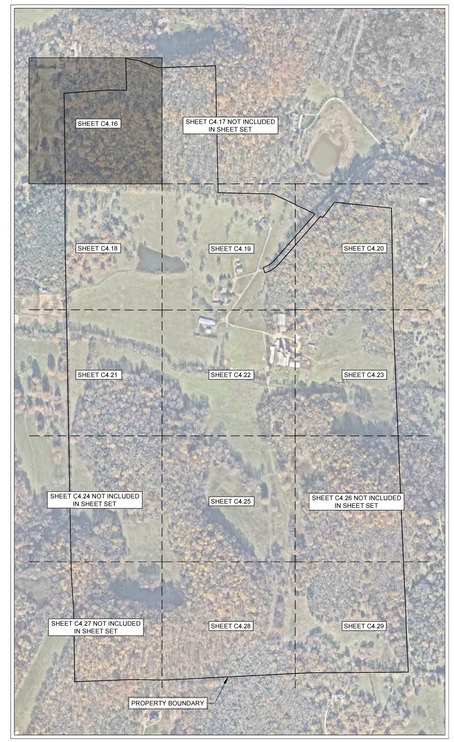

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE
2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.16

COF # 8704



NOTE

SITE TO COMPLY TO REGULATIONS AND REQUIREMENTS OF THE 2018 INTERNATIONAL FIRE CODE. REQUIRED FLOWS AND PRESSURES FOR FIRE FLOW ARE TO BE MET. DESIGN TO BE COORDINATED WITH HB&TS.

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
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ROW & ACCESS GENERAL NOTES

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
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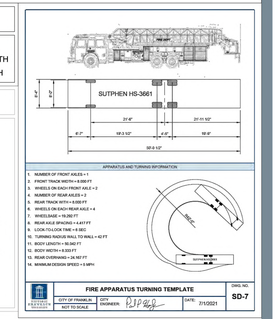
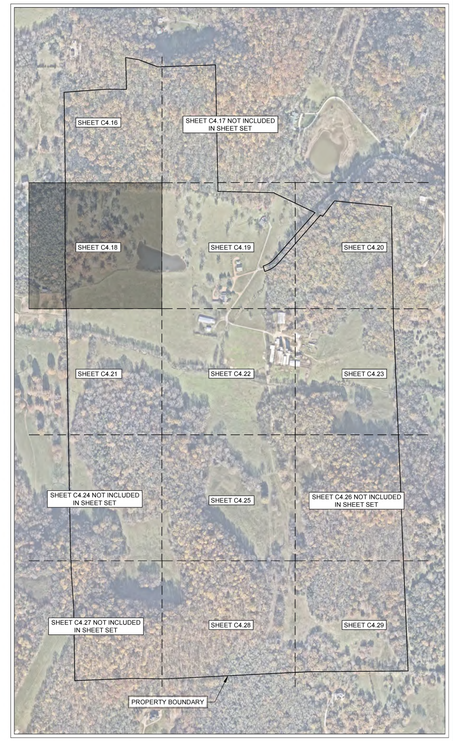
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





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Franklin, Williamson County, Tennessee

MARY McGOWAN LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE No. 121320 AGRICULTURE 2025

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- △ _____
- △ _____
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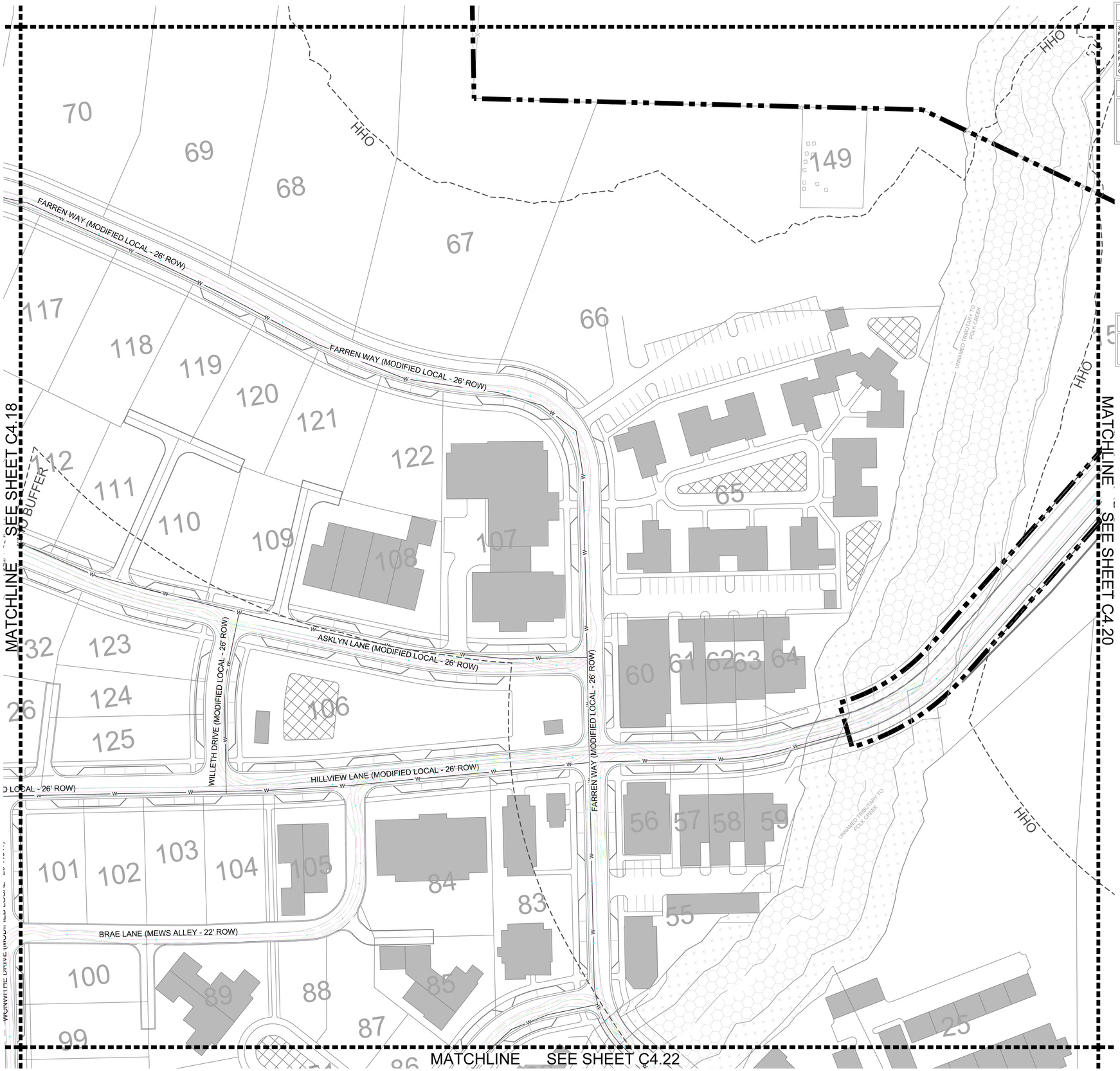
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.18

COF # 8704



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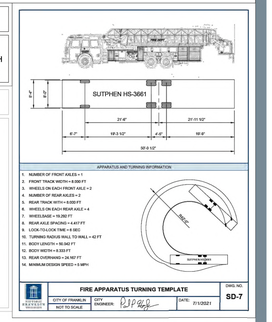

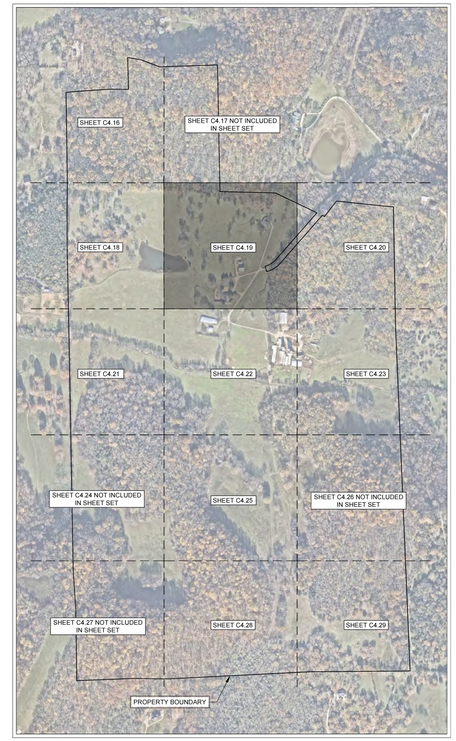

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Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — 26.121320 — STATE OF TENNESSEE — 2025

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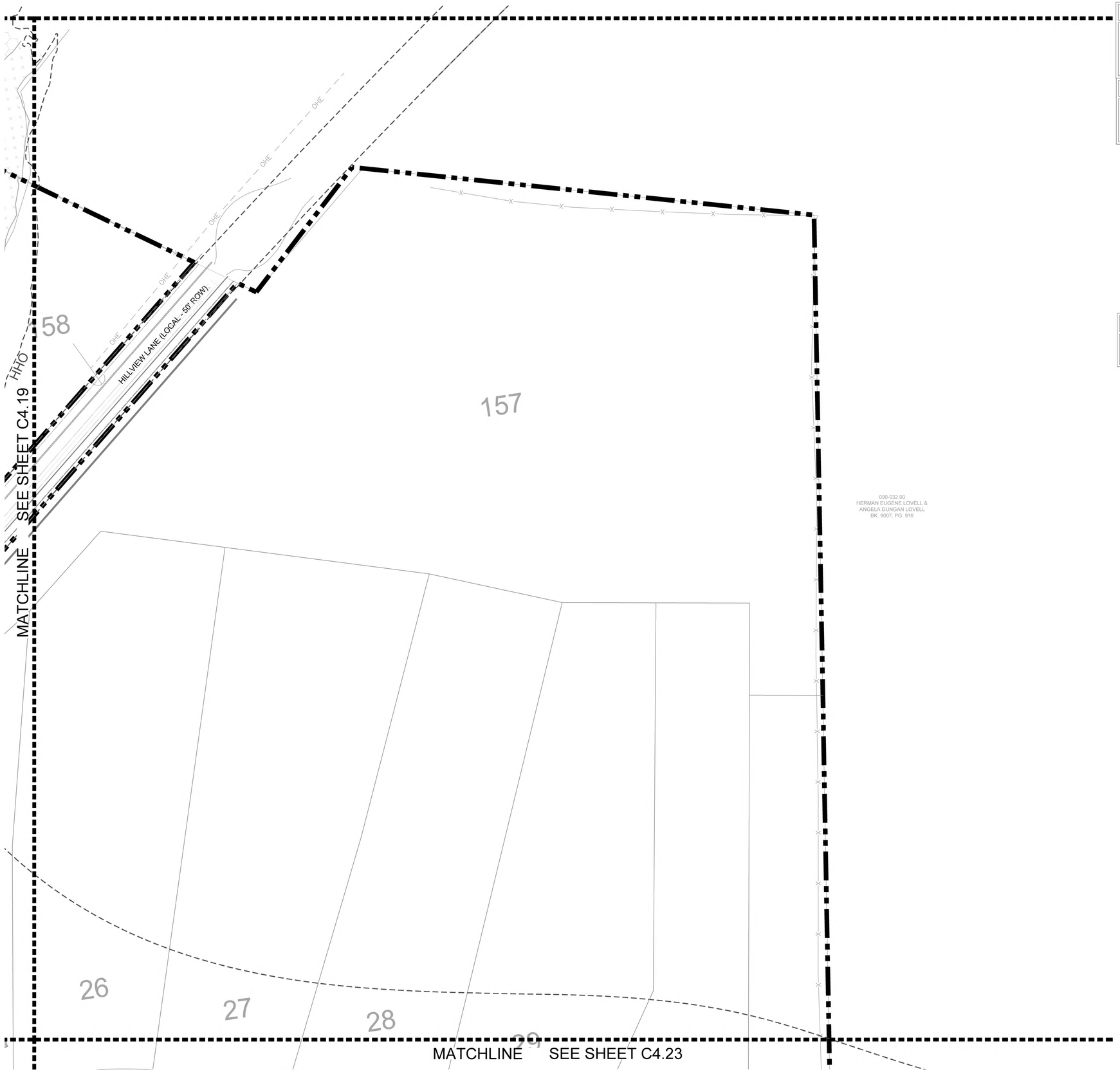
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.19

COF # 8704



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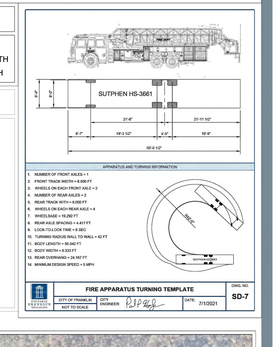

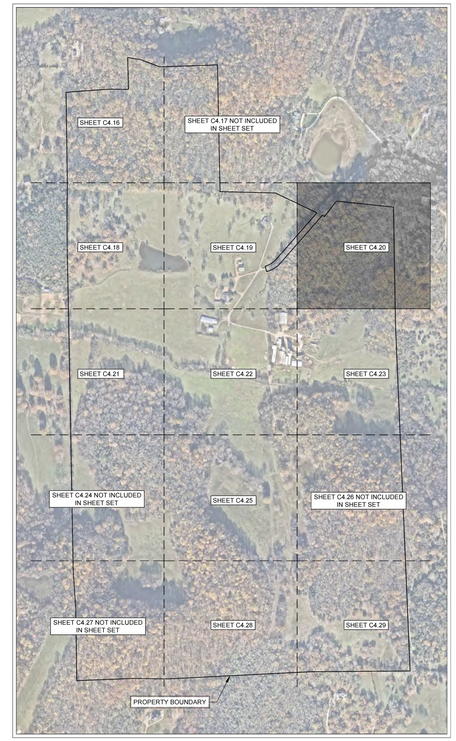

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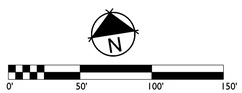

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Franklin, Williamson County, Tennessee

MARY McGOVAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
7/1/2025

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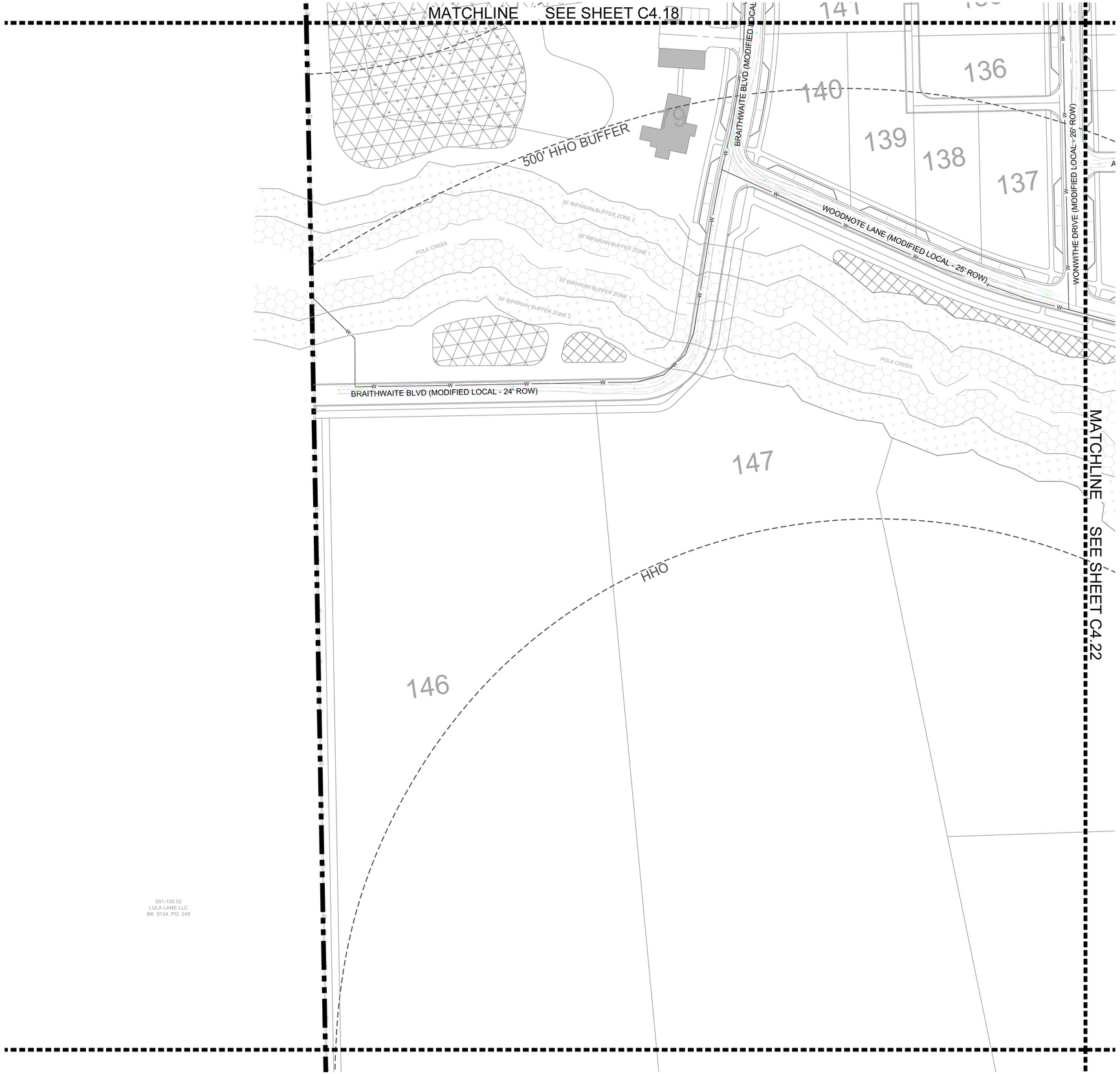
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.20

COF # 8704



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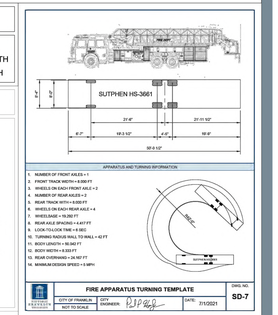

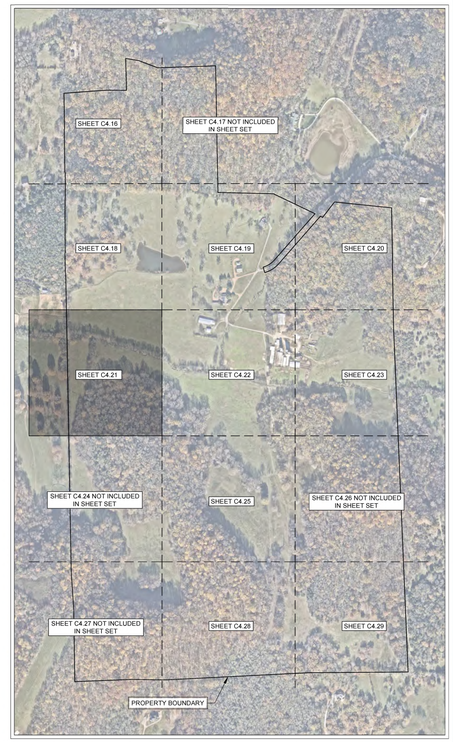

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.21

COF # 8704

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.21

MATCHLINE SEE SHEET C4.23

MATCHLINE SEE SHEET C4.25

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

99 98 97 96 95 94 93 92 91 90 87 86 82 81 80 151 150 159 24 54 23 22 20 19 17 16 15

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VEHICLE LEGEND

- VEHICLE FENDER PATH
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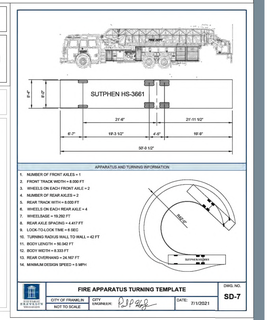
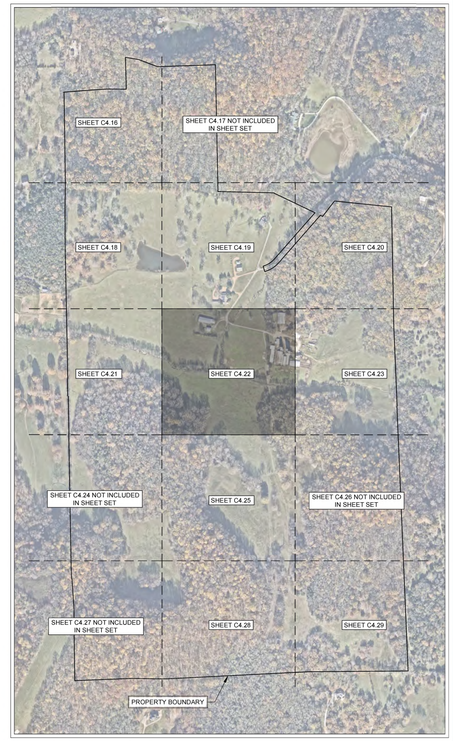
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





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TESTED BY TIM BYRAM AT HB&TS

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

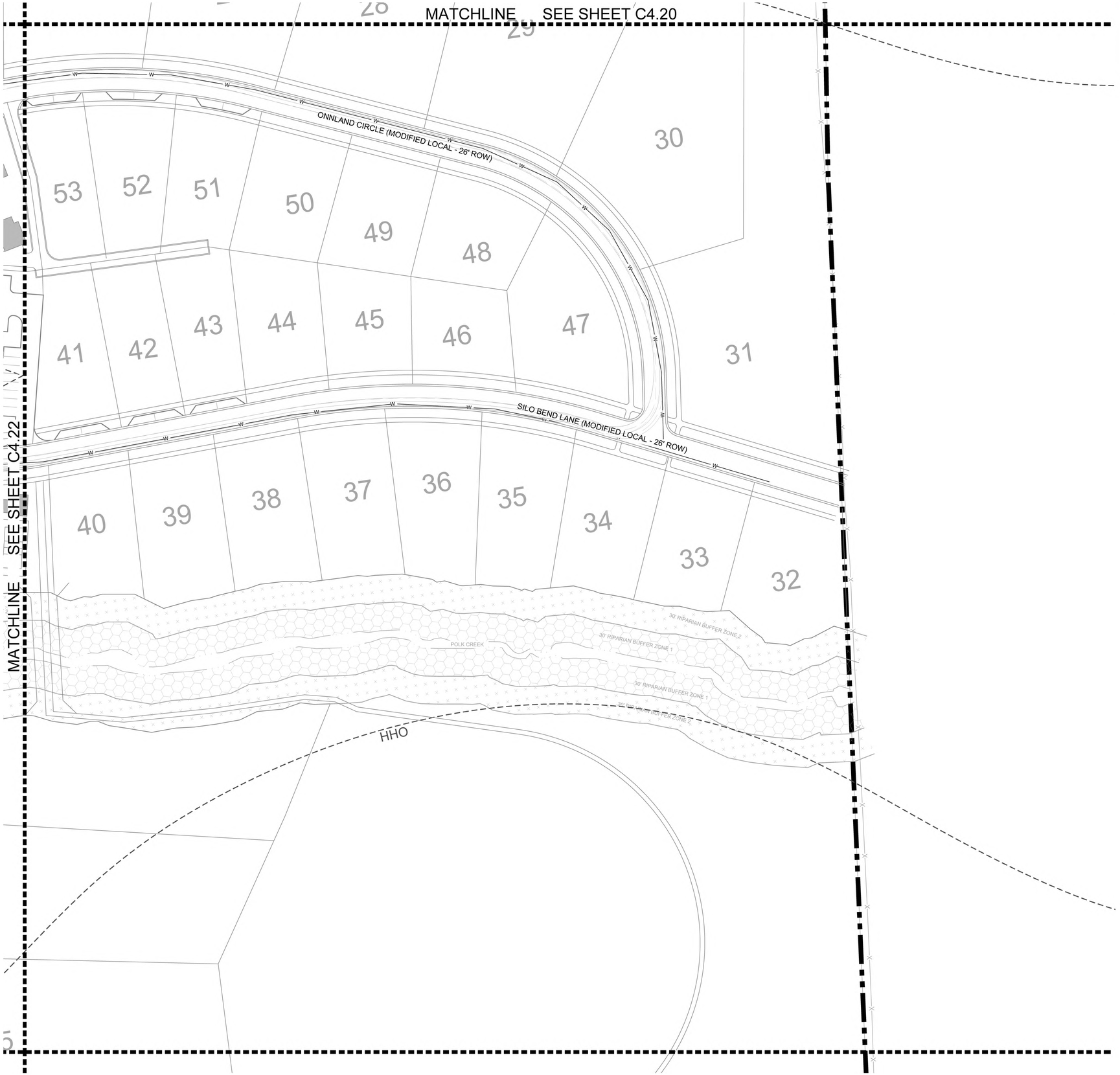
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER 120320 STATE OF TENNESSEE AGRICULTURE 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.22
COF # 8704



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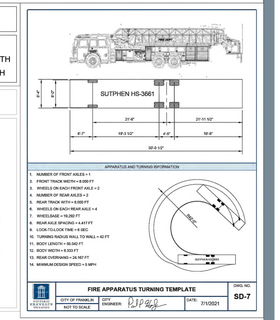

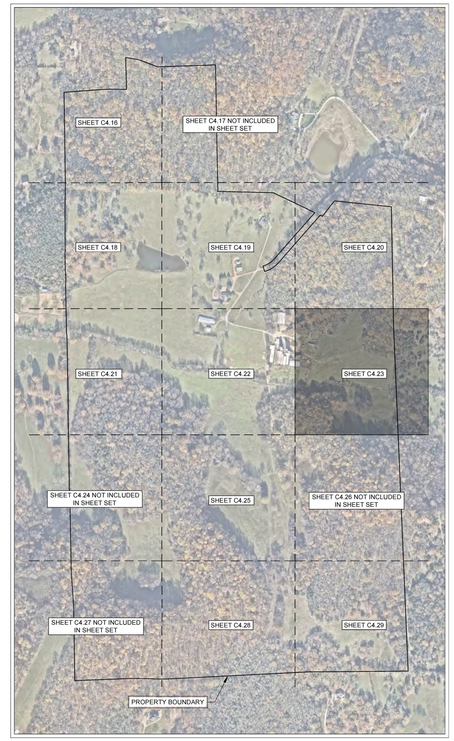

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
7/1/2025

Revision Date
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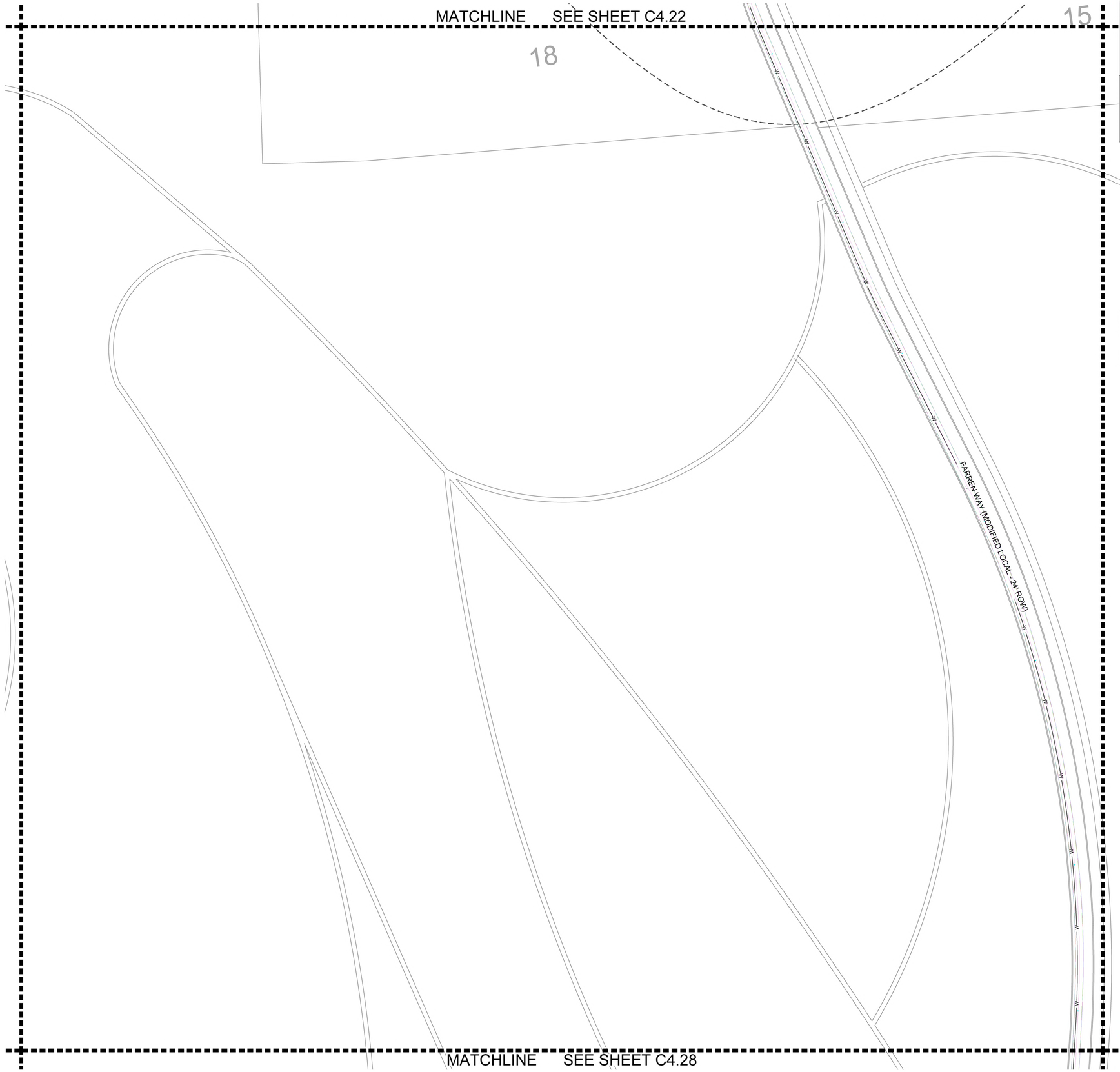
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.23

COF # 8704

MATCHLINE SEE SHEET C4.22



MATCHLINE SEE SHEET C4.28

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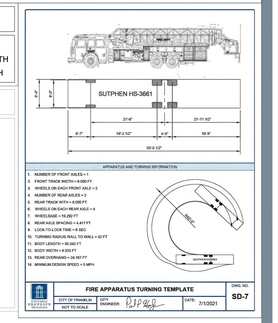

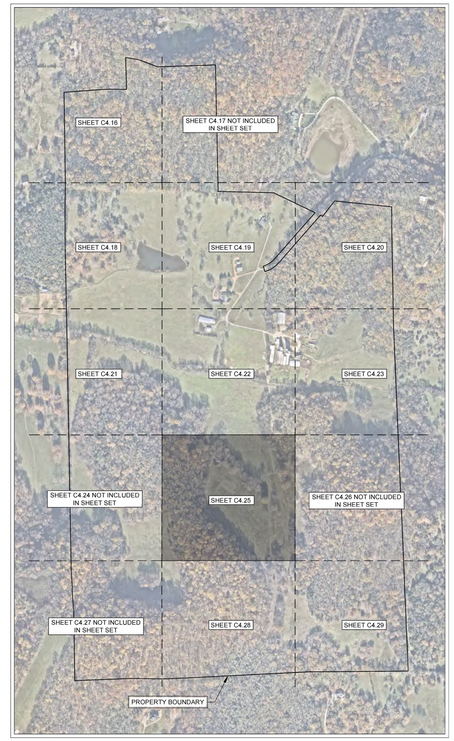

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Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE 126121 STATE OF TENNESSEE
7/1/2025

Revision Date
△
△
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.25

COF # 8704

MATCHLINE SEE SHEET C4.25

HHO

HHO

MATCHLINE SEE SHEET C4.29

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

NOTE

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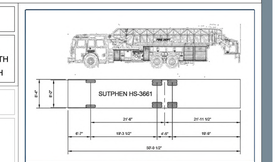

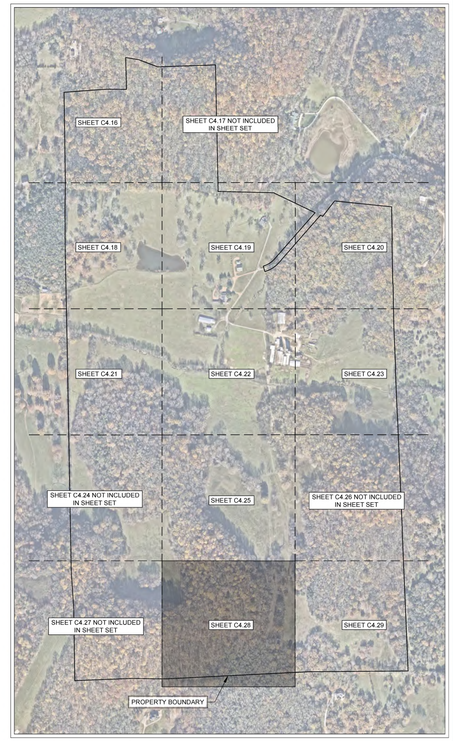

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.28

COF # 8704



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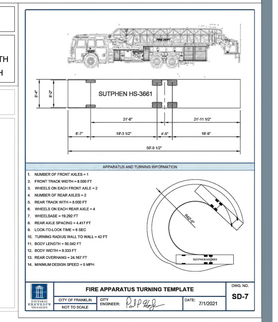
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

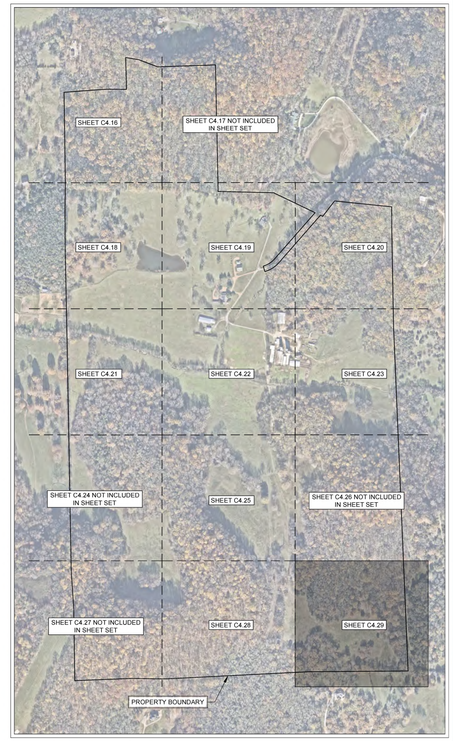
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
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SHERIDAN PUBLIC RELATIONS LLC

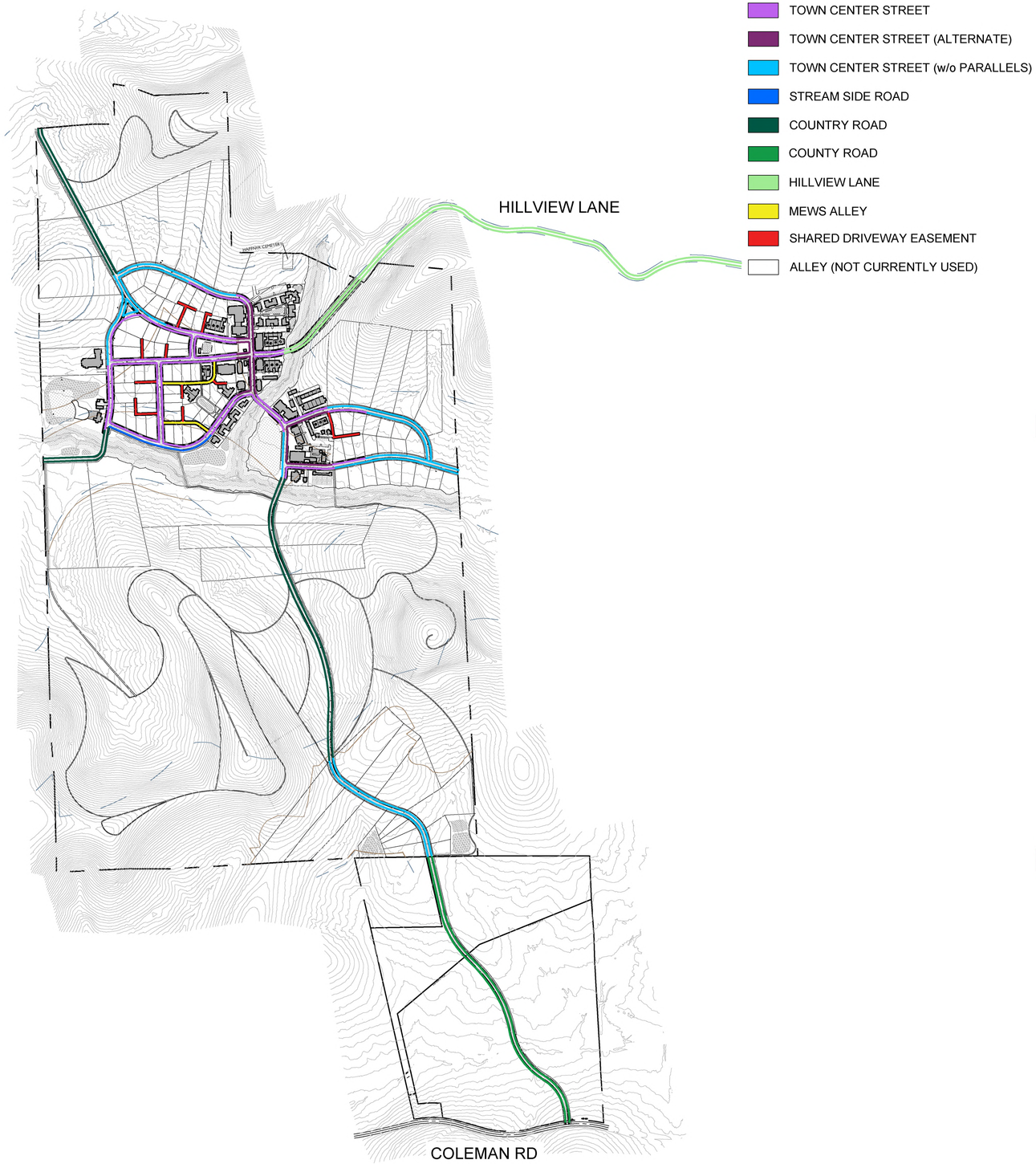
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date

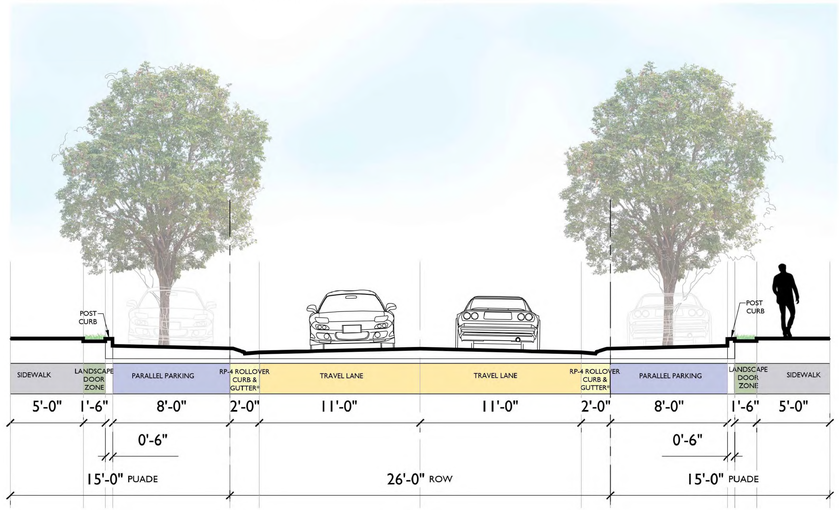
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.29
COF # 8704



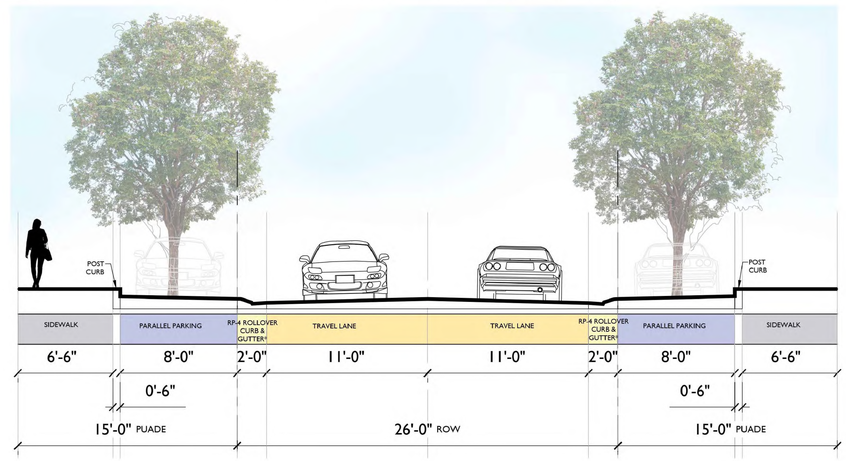
- TOWN CENTER STREET
- TOWN CENTER STREET (ALTERNATE)
- TOWN CENTER STREET (w/o PARALLELS)
- STREAM SIDE ROAD
- COUNTRY ROAD
- COUNTY ROAD
- HILLVIEW LANE
- MEWS ALLEY
- SHARED DRIVEWAY EASEMENT
- ALLEY (NOT CURRENTLY USED)

TOWN CENTER STREET



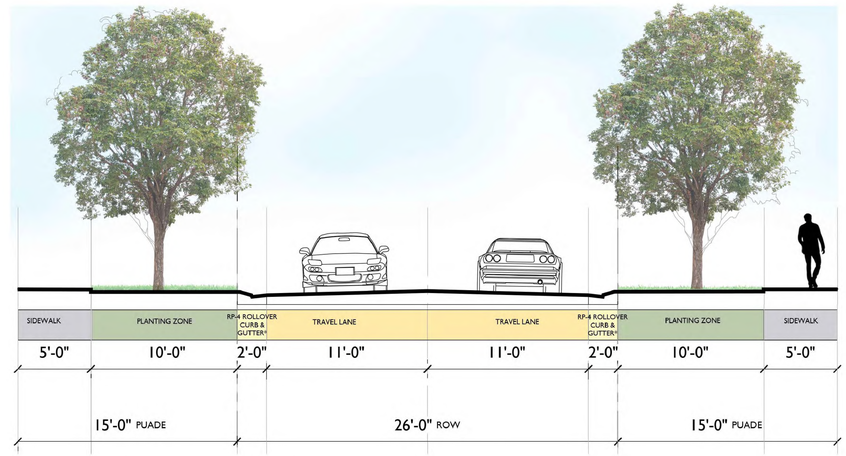
*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (ALTERNATE)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (w/o PARALLELS)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
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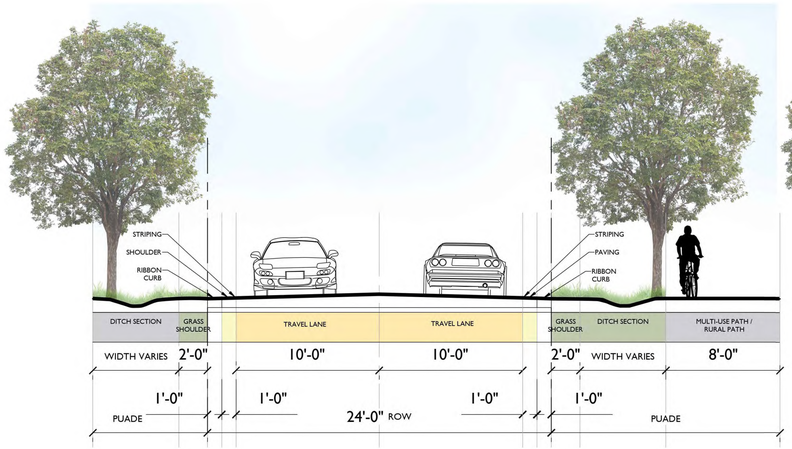
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1135 STATE OF TENNESSEE 4/10/25

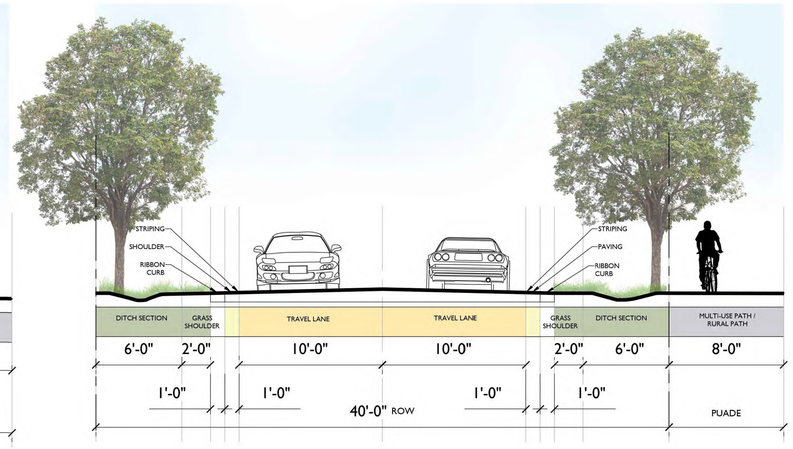
Revision Date
△ _____
△ _____
△ _____
△ _____

STREET NETWORK PLAN AND SECTIONS
SHEET
C4.30
COF # 8704

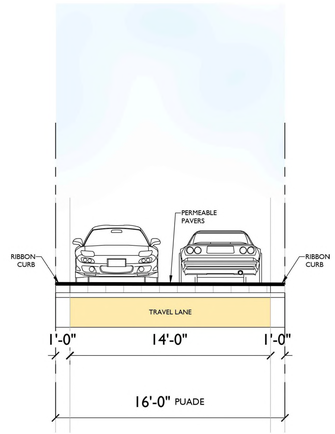
COUNTRY ROAD



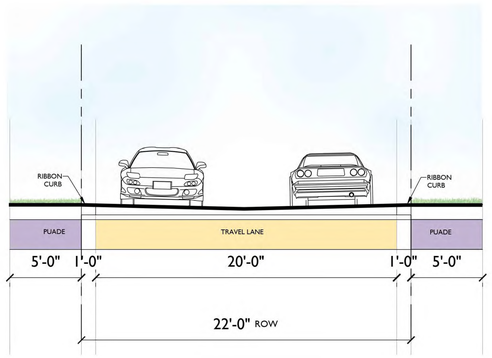
COUNTY ROAD



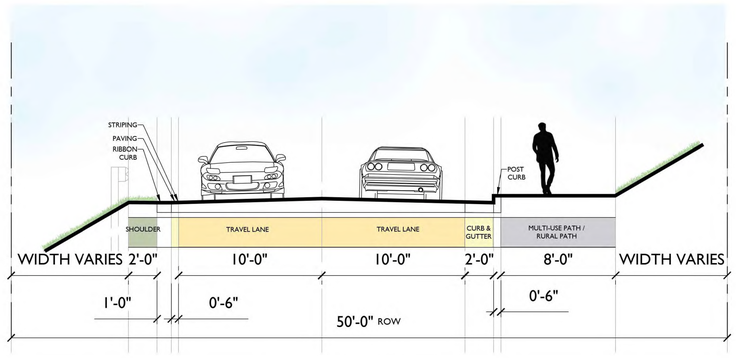
SHARED DRIVEWAY EASEMENT



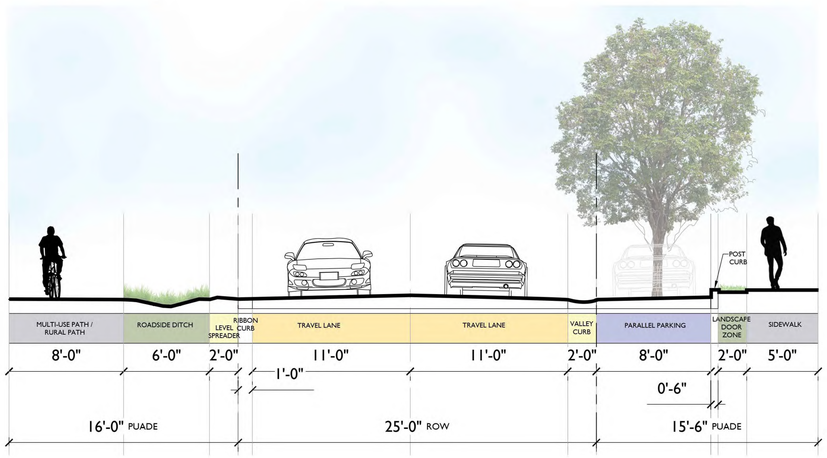
MEWS ALLEY



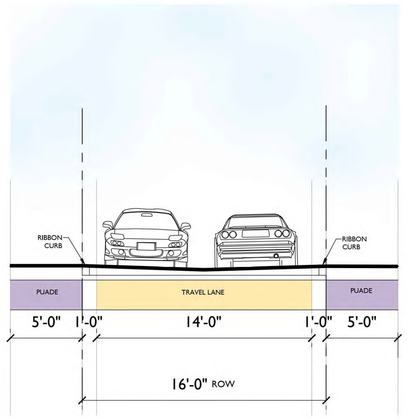
HILLVIEW LANE



STREAM SIDE ROAD



ALLEY (NOT CURRENTLY USED)



0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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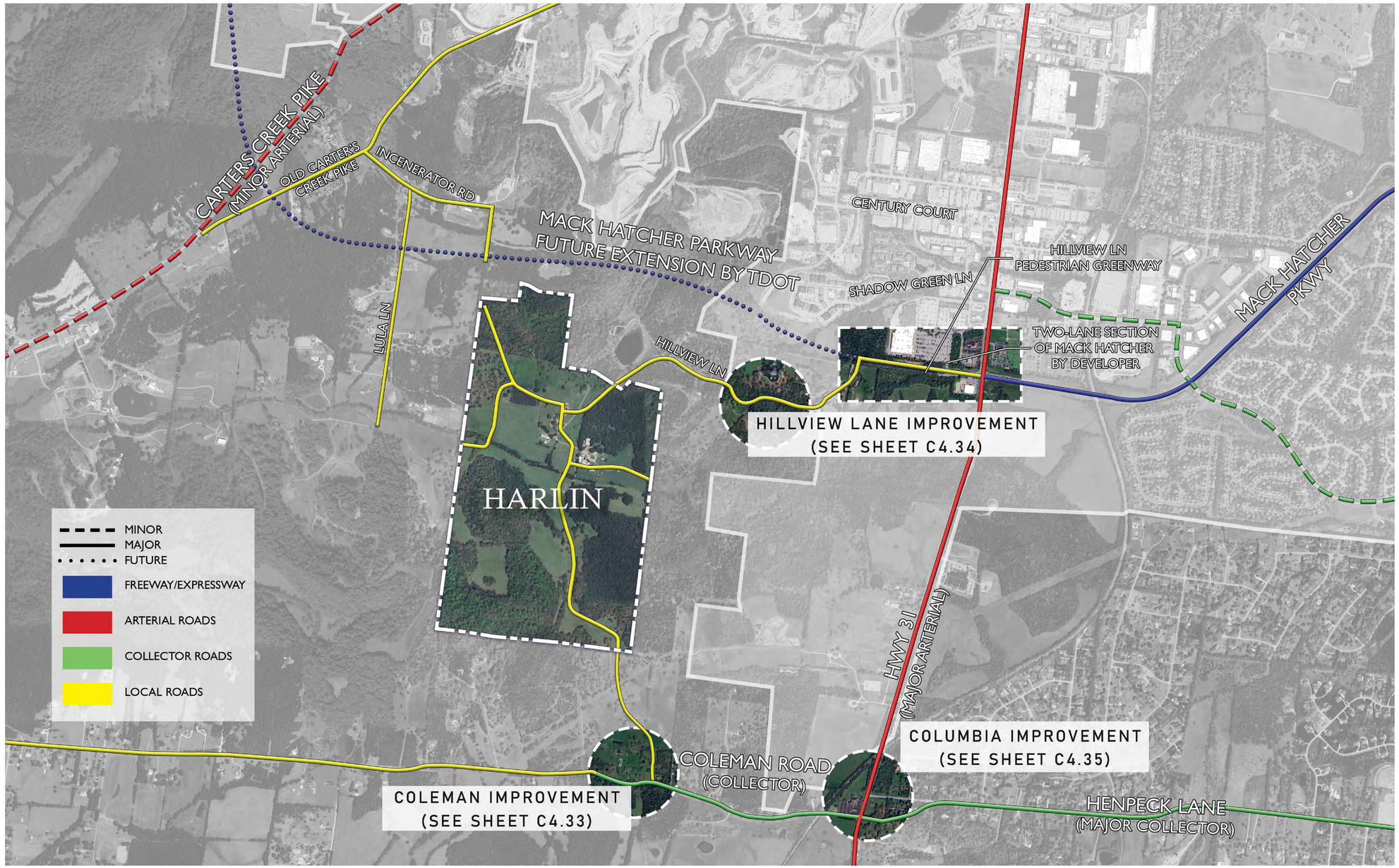
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
01-13-25

Revision Date

STREET SECTIONS

SHEET
C4.31

COF # 8704



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
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TENNESSEE
LANDSCAPE ARCHITECT
1325

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.32

COF # 8704

COLEMAN ROAD IMPROVEMENT



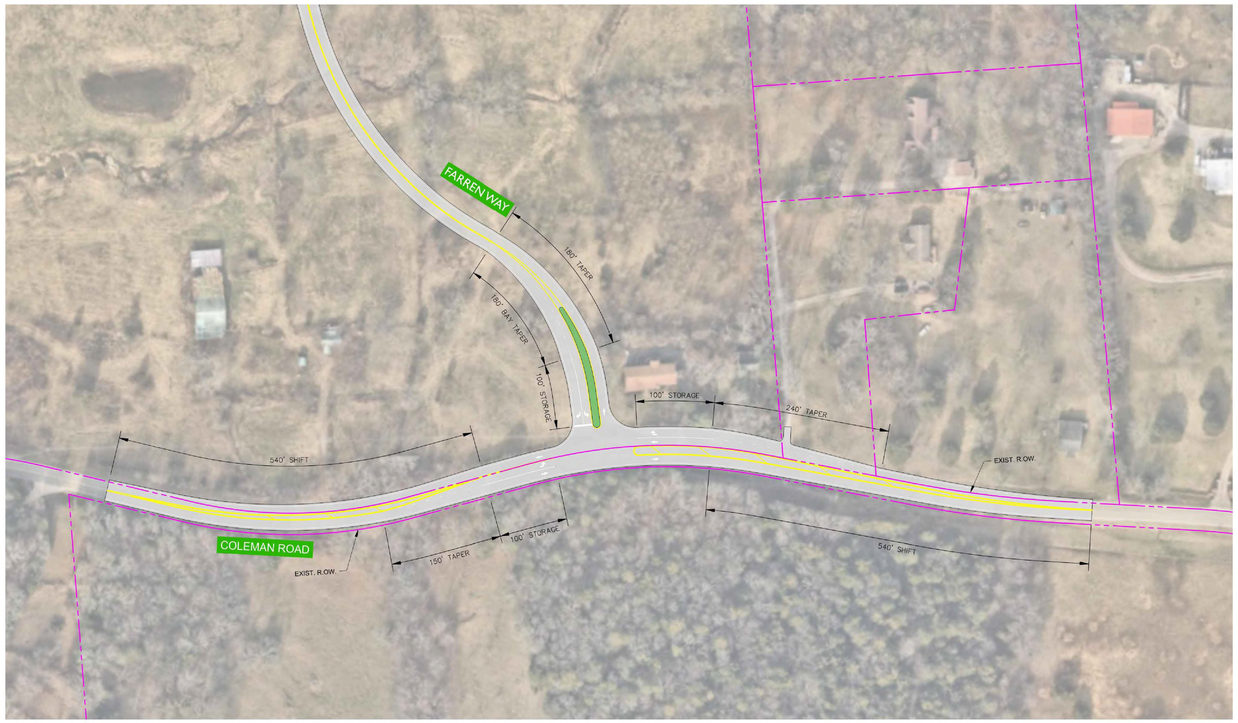
Location Key



Existing Conditions



Proposed Improvements



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
10525

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.33

COF # 8704

HILLVIEW LANE & MACK HATCHER IMPROVEMENT

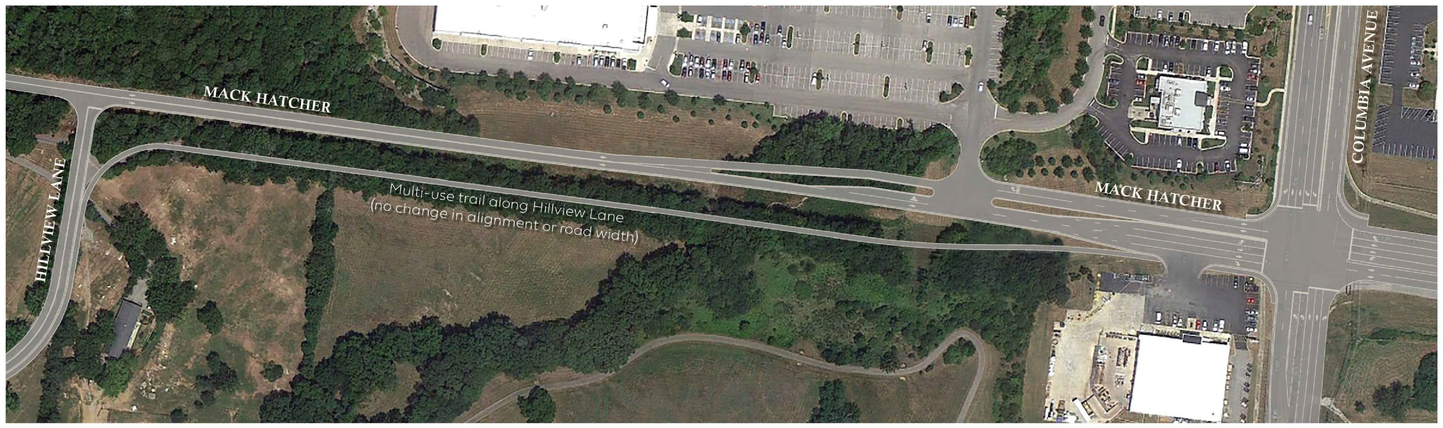




Location Key



Existing Conditions



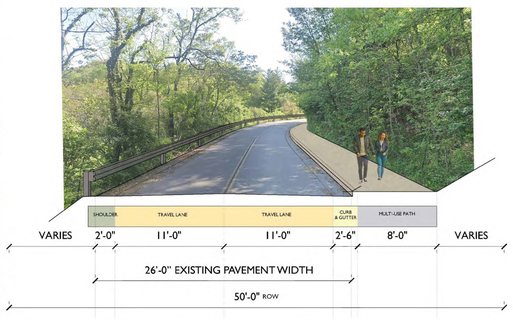
Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements to Hillview Lane

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT 1725

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.34

COF # 8704

COLEMAN ROAD & COLUMBIA PIKE IMPROVEMENT



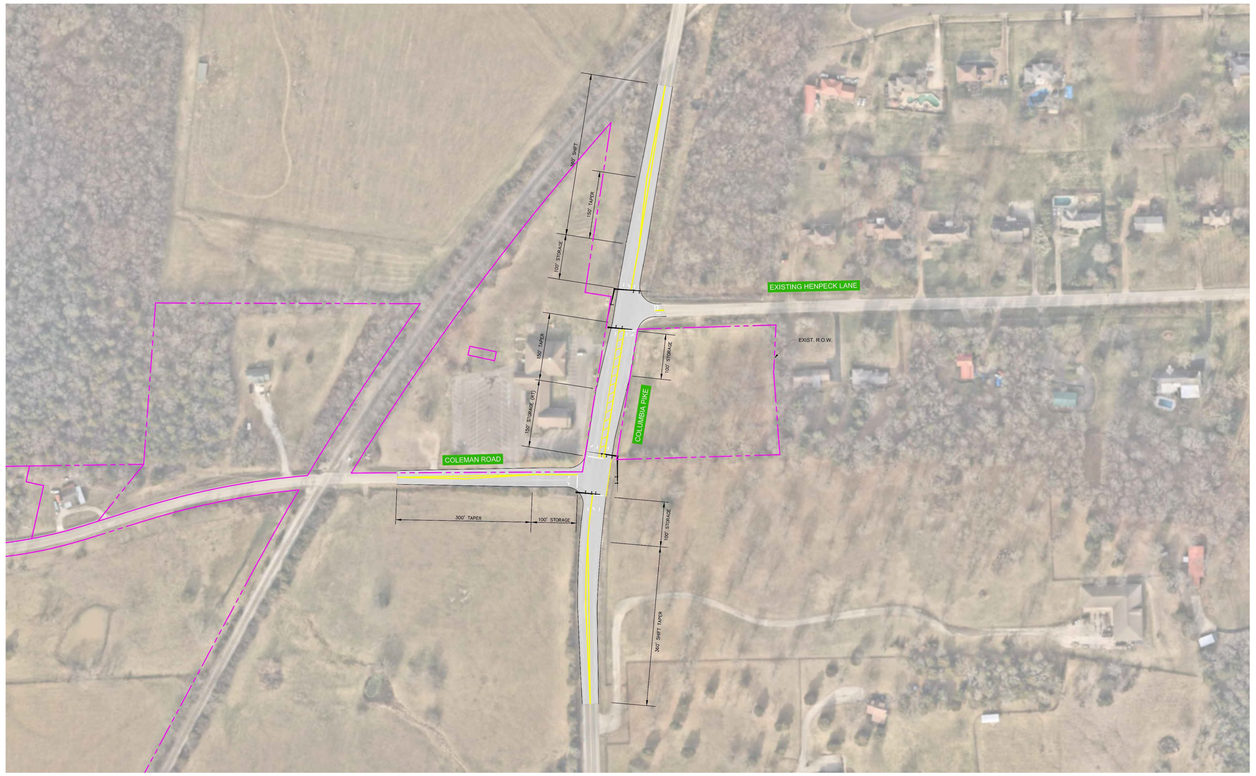
Location Key



Existing Conditions



Proposed Improvements



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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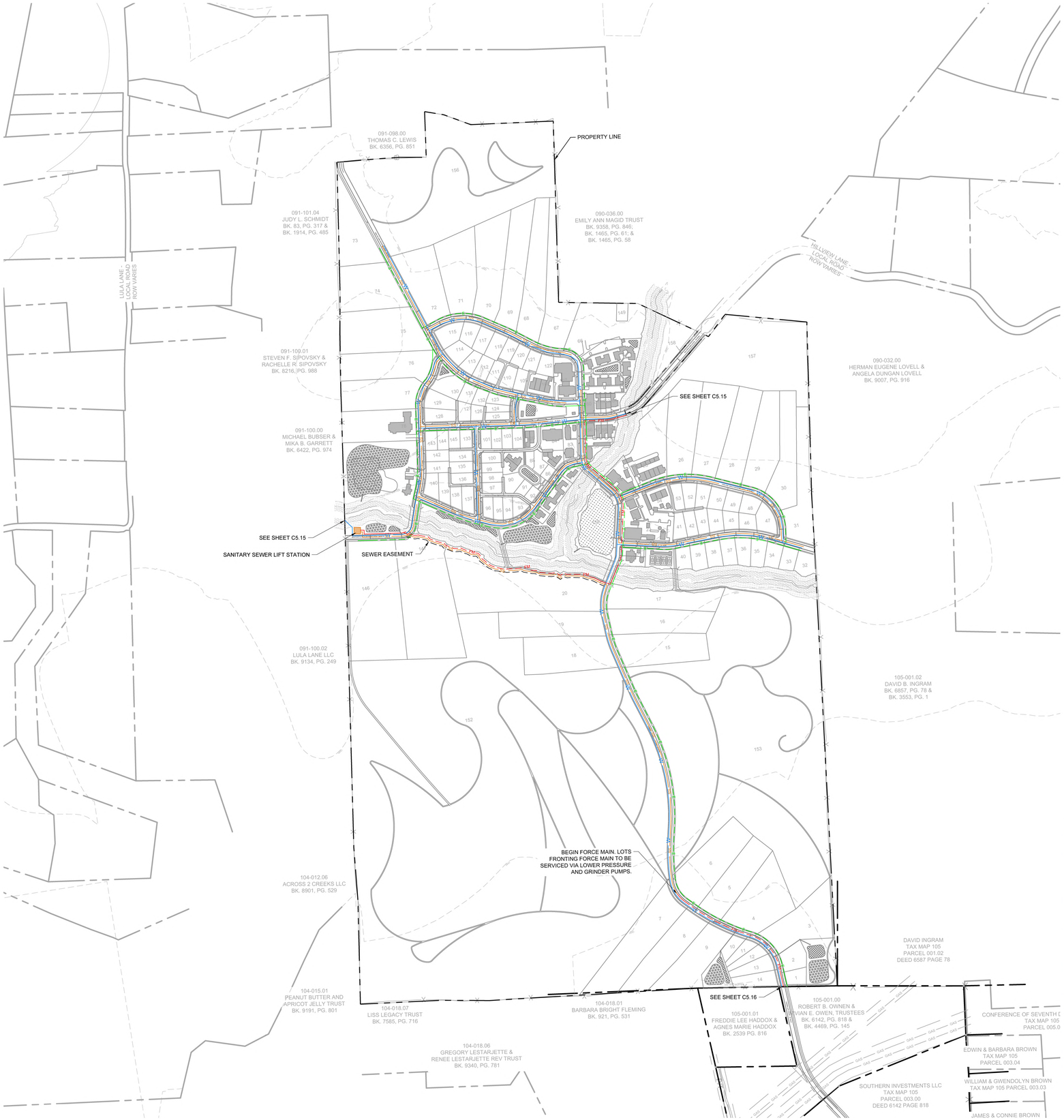
LANDSCAPE ARCHITECT
12-25

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.35

COF # 8704



SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- G — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO A SEWER EXTENSION IN HILLVIEW LANE.

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

AGENCY CONTACTS

WATER
HB & TS
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 794-7796
CONTACT: CODY LOVETT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: BLAKE DAVIS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : EMILY WRIGHT (615) 550-6739
ENGINEERING : LANCE FITTRO (615) 550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 800-4004
CONTACT: MARY McGOWAN, P.E.

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
TWM INC.
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
PHONE: (615) 814-7414

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

LOCATION OF FLOWED HYDRANT



SCALE: 1" = 100'

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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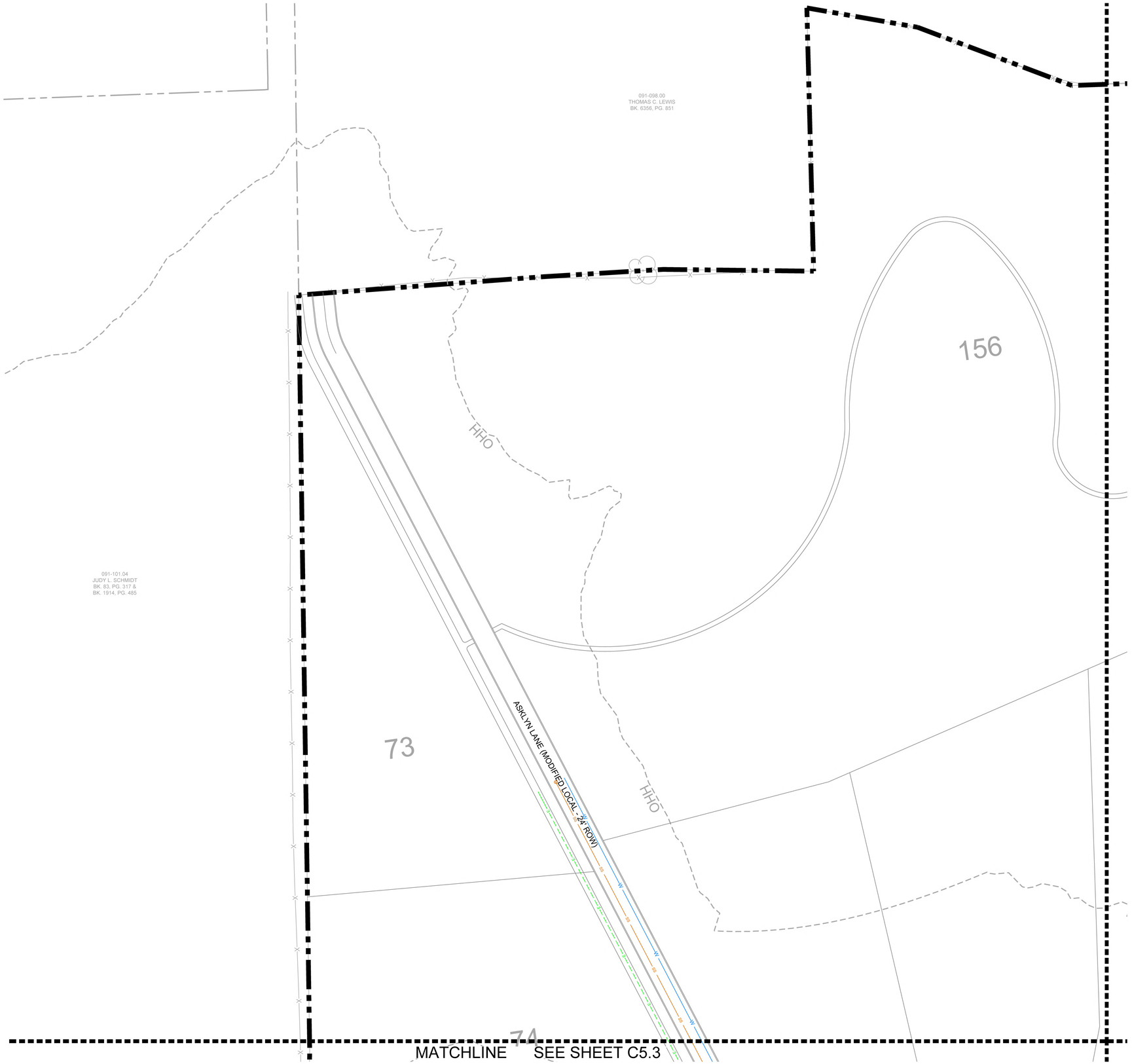
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COF # 121320
STATE OF TENNESSEE
2025

Revision Date
1. _____
2. _____
3. _____
4. _____

OVERALL UTILITY PLAN

SHEET
C5.0
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

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8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

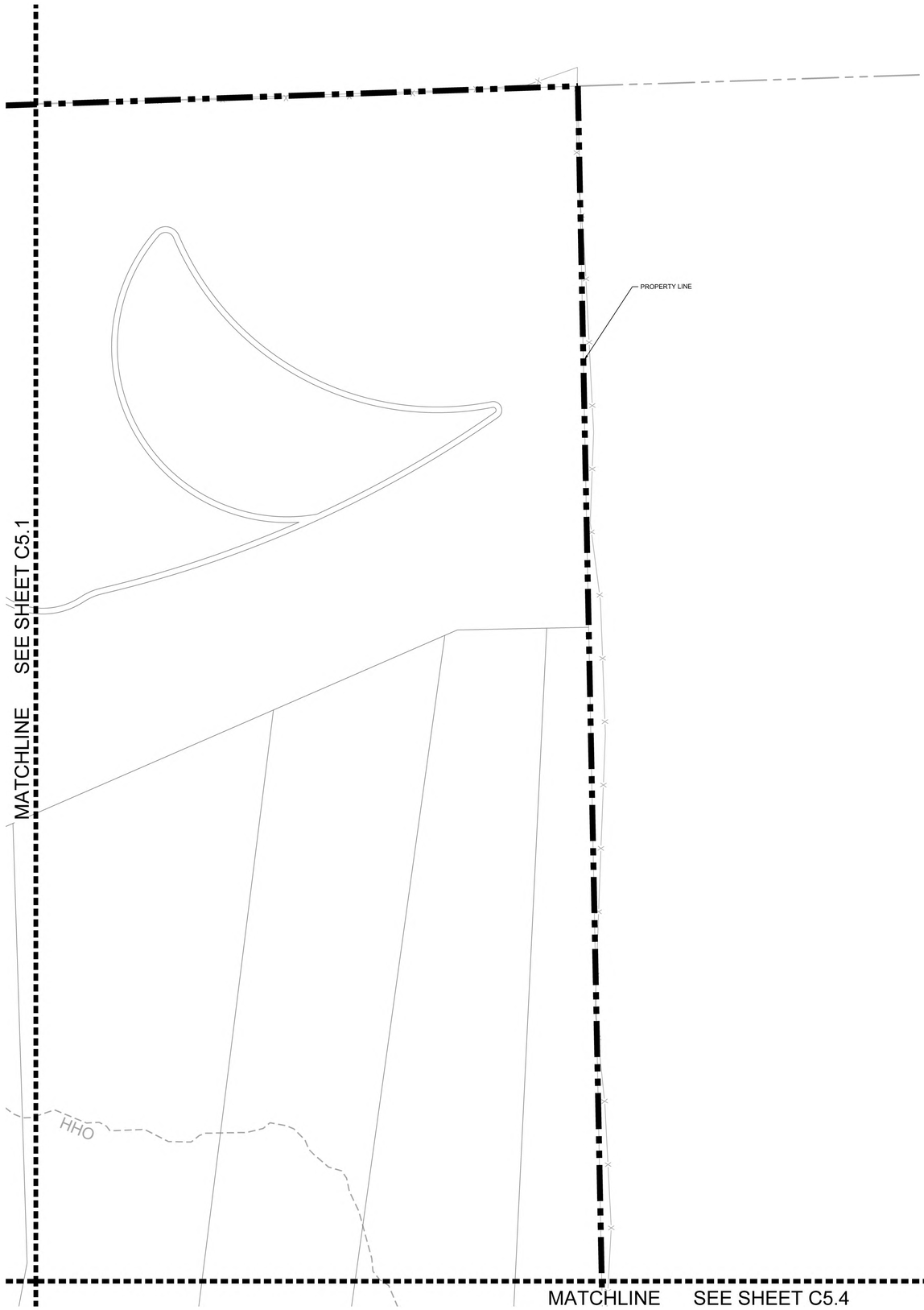
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

SHEET
C5.1
COF # 8704



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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
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TESTED BY TIM BYRAM AT HB&TS

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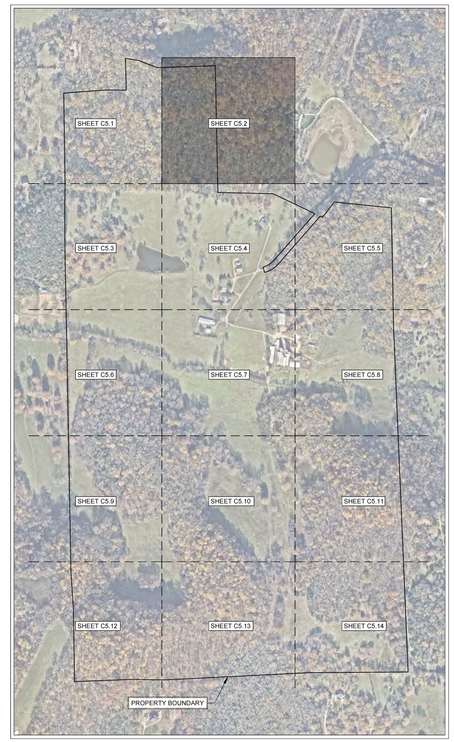

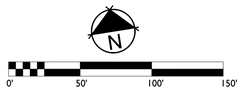

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.2
COF # 8704

MATCHLINE SEE SHEET C5.1

MATCHLINE SEE SHEET C5.4

MATCHLINE SEE SHEET C5.6

ASHLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 2

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

FIED LOCAL - 26' ROW)

71 72 75 76 77 78 115 116 114 113 148 130 131 129 127 126 128 143 144 145 133 142 134 141 135

HHO

500' HHO BUFFER

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
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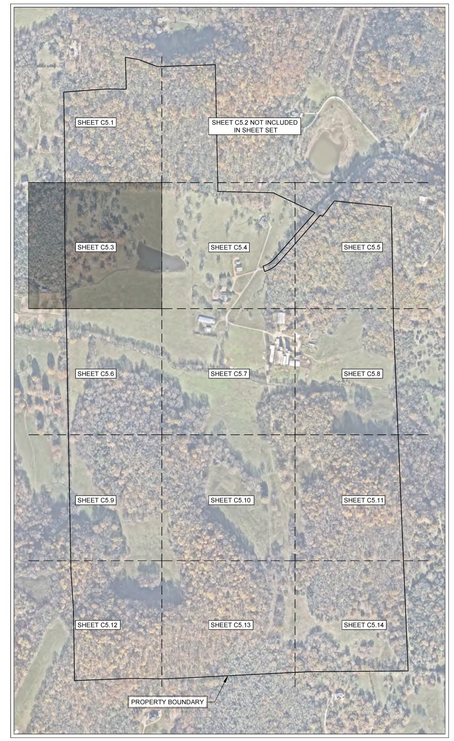

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121370 12/31/2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.3
COF # 8704

SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

SANITARY SEWER NOTE

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

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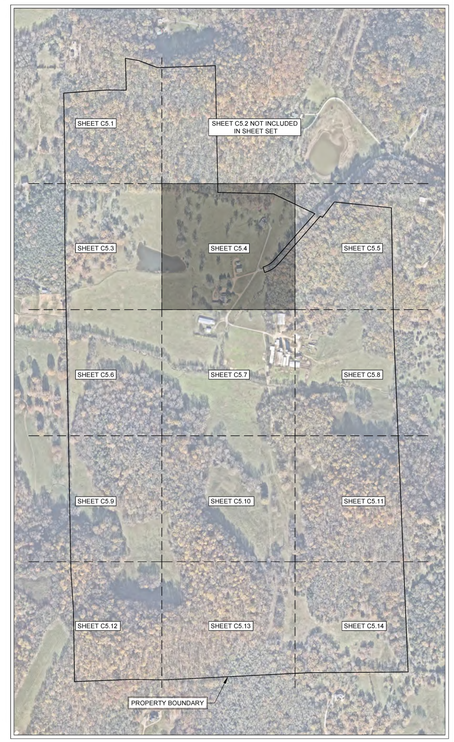

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

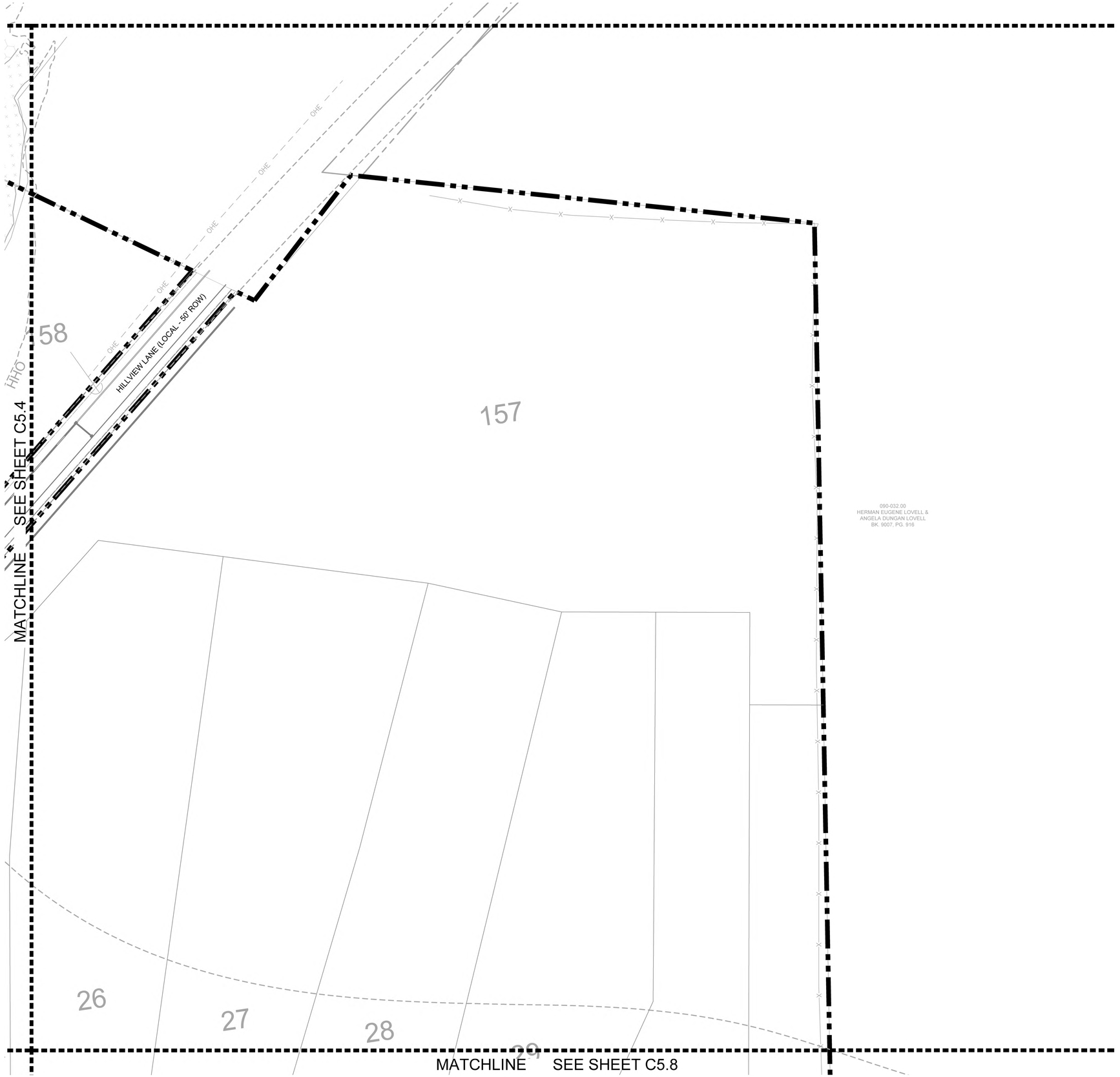
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGONAGILL — LICENSED PROFESSIONAL ENGINEER — AGRICULTURAL — STATE OF TENNESSEE — 121324 — 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.4
COF # 8704



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SITE LEGEND

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- E — PROPOSED ELECTRICAL

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LEGEND

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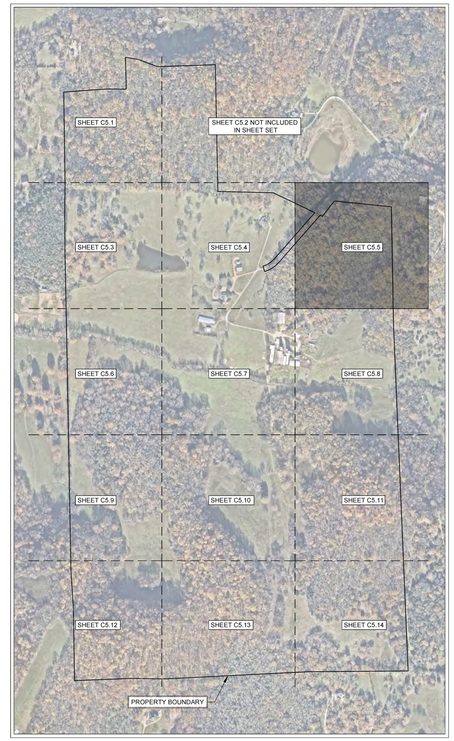

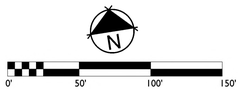

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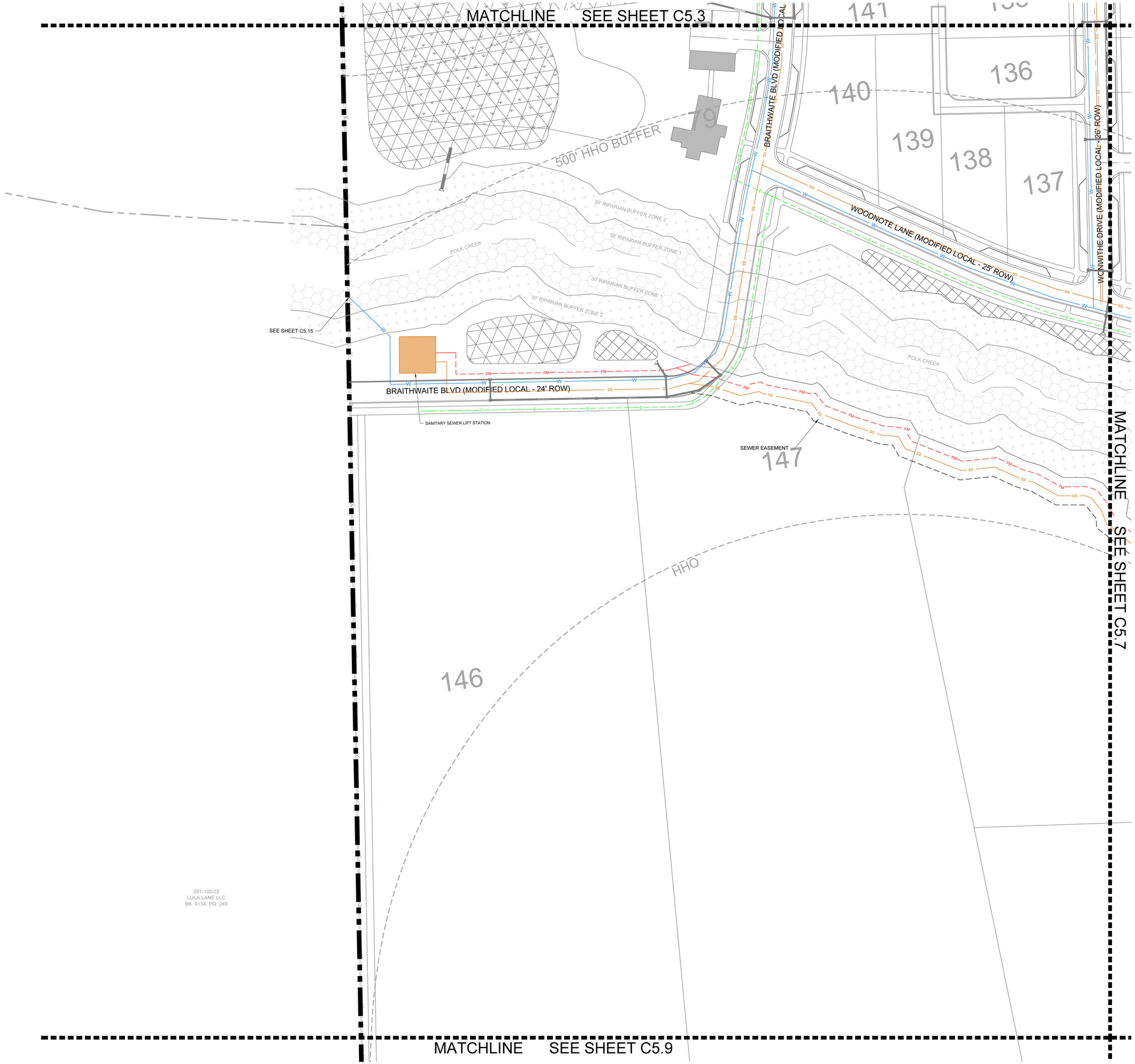
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.5
COF # 8704



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- PROPOSED ELECTRICAL

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
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   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

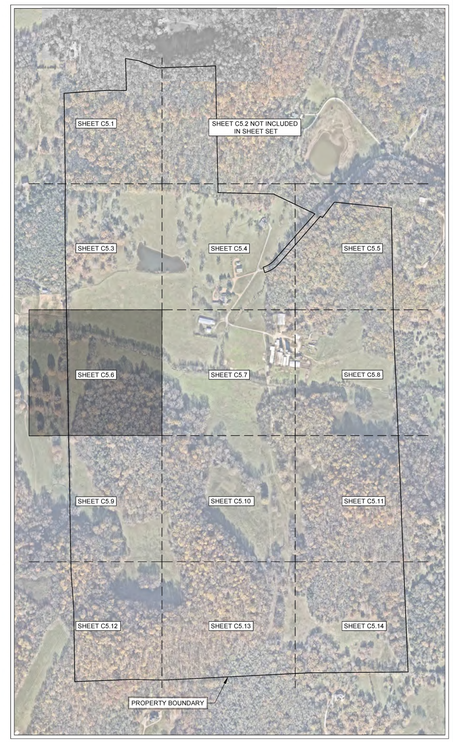
FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

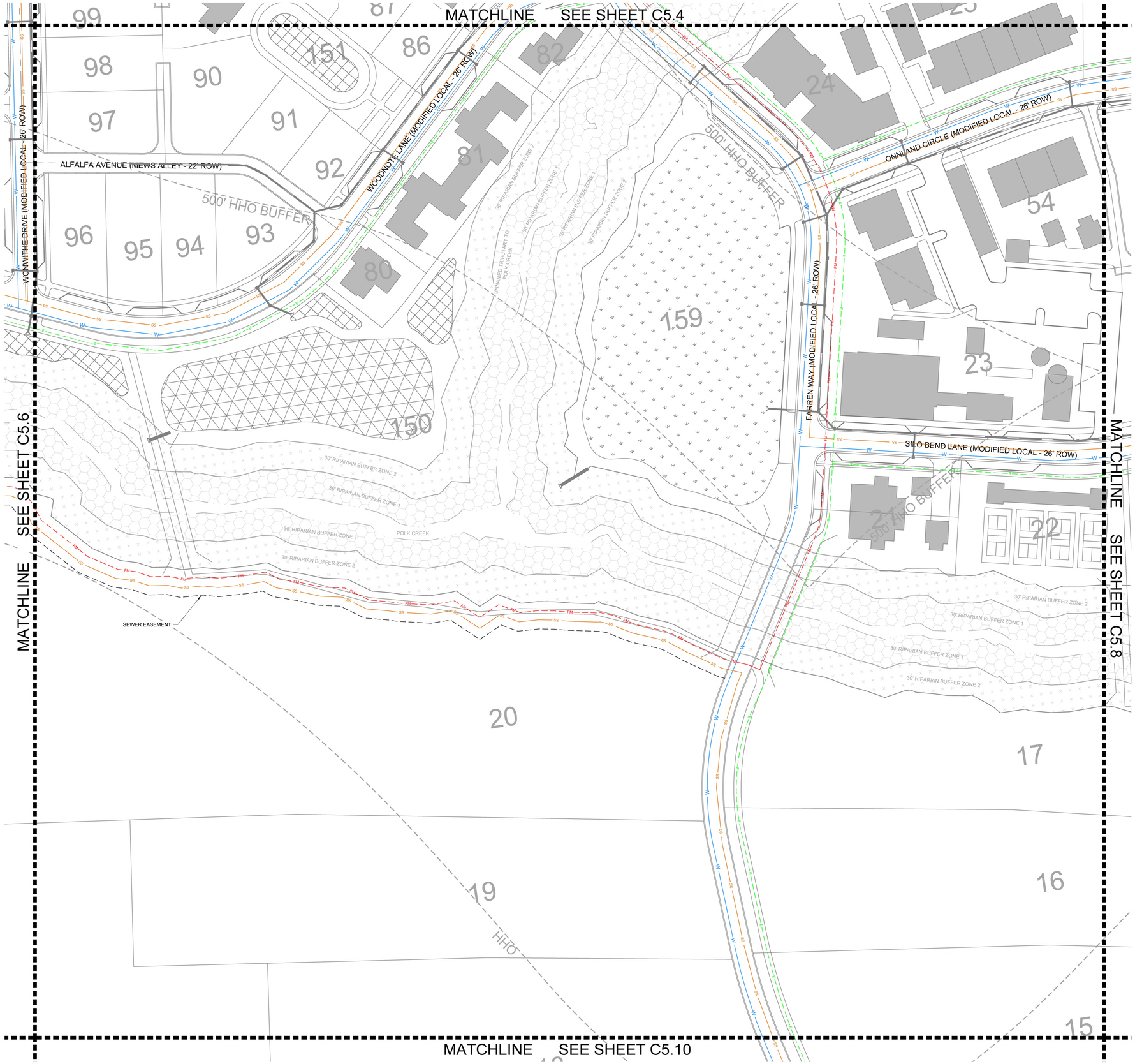
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER IN AGRICULTURE No. 121320 STATE OF TENNESSEE
2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

SHEET
C5.6
COF # 8704



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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

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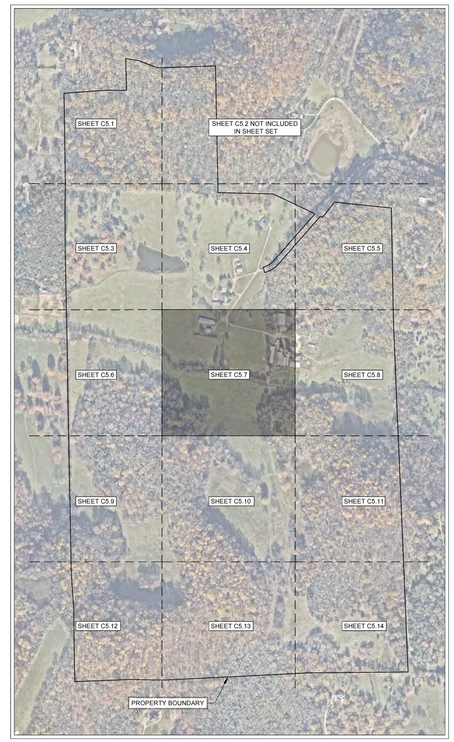

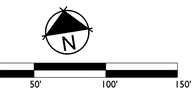

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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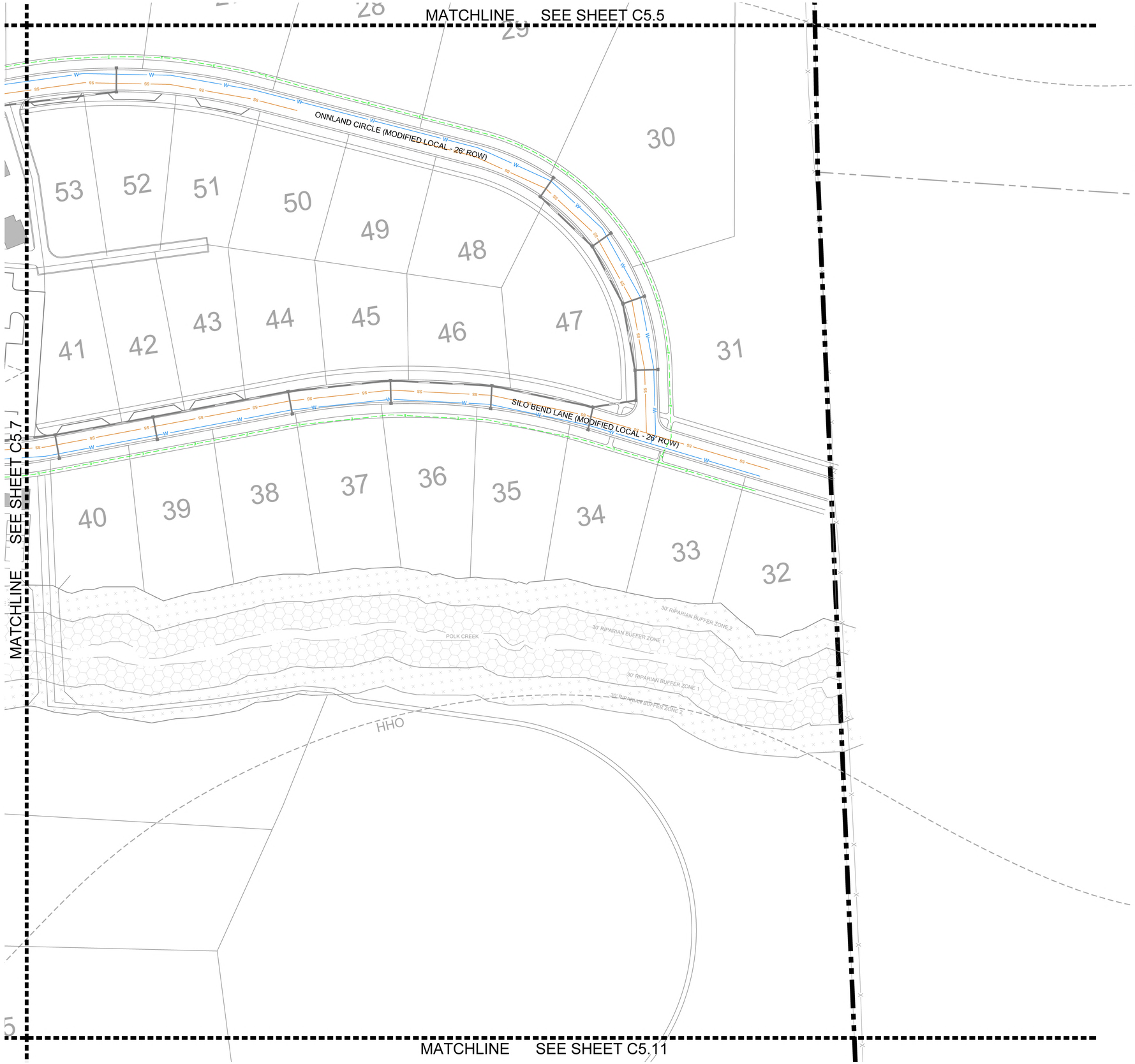
ENLARGED UTILITY PLAN

SHEET
C5.7
COF # 8704



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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

UTILITY NOTES

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

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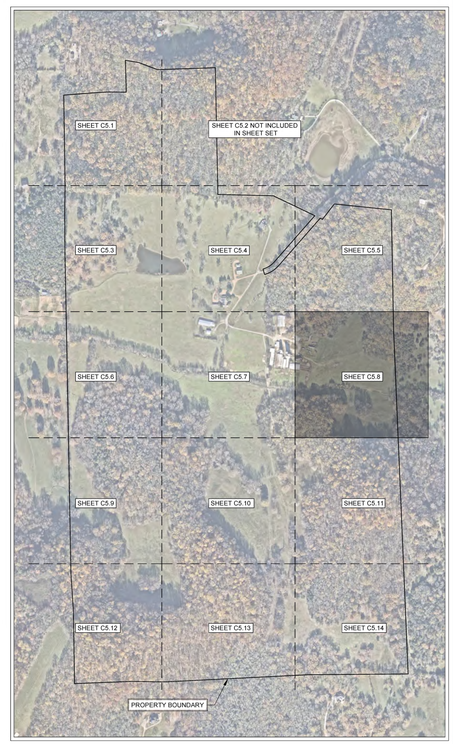

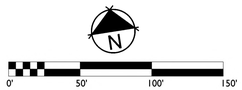

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.8
COF # 8704

MATCHLINE SEE SHEET C5.6

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

152

HHO

SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

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TESTED BY TIM BYRAM AT HB&TS

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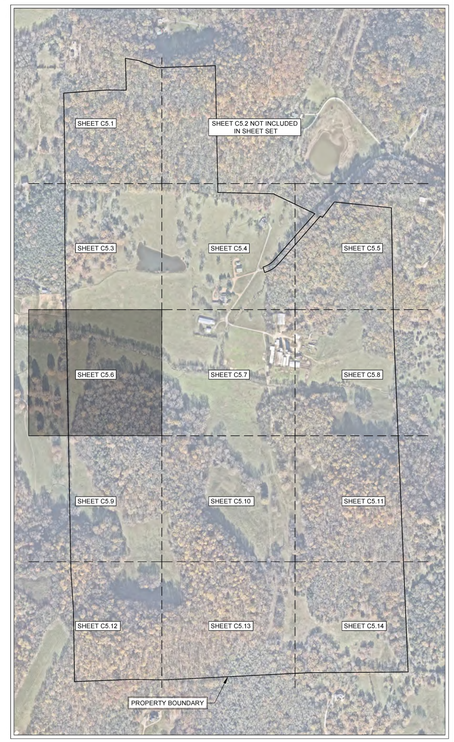

N

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GAMBLE DESIGN COLLABORATIVE
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MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 12/31/2025

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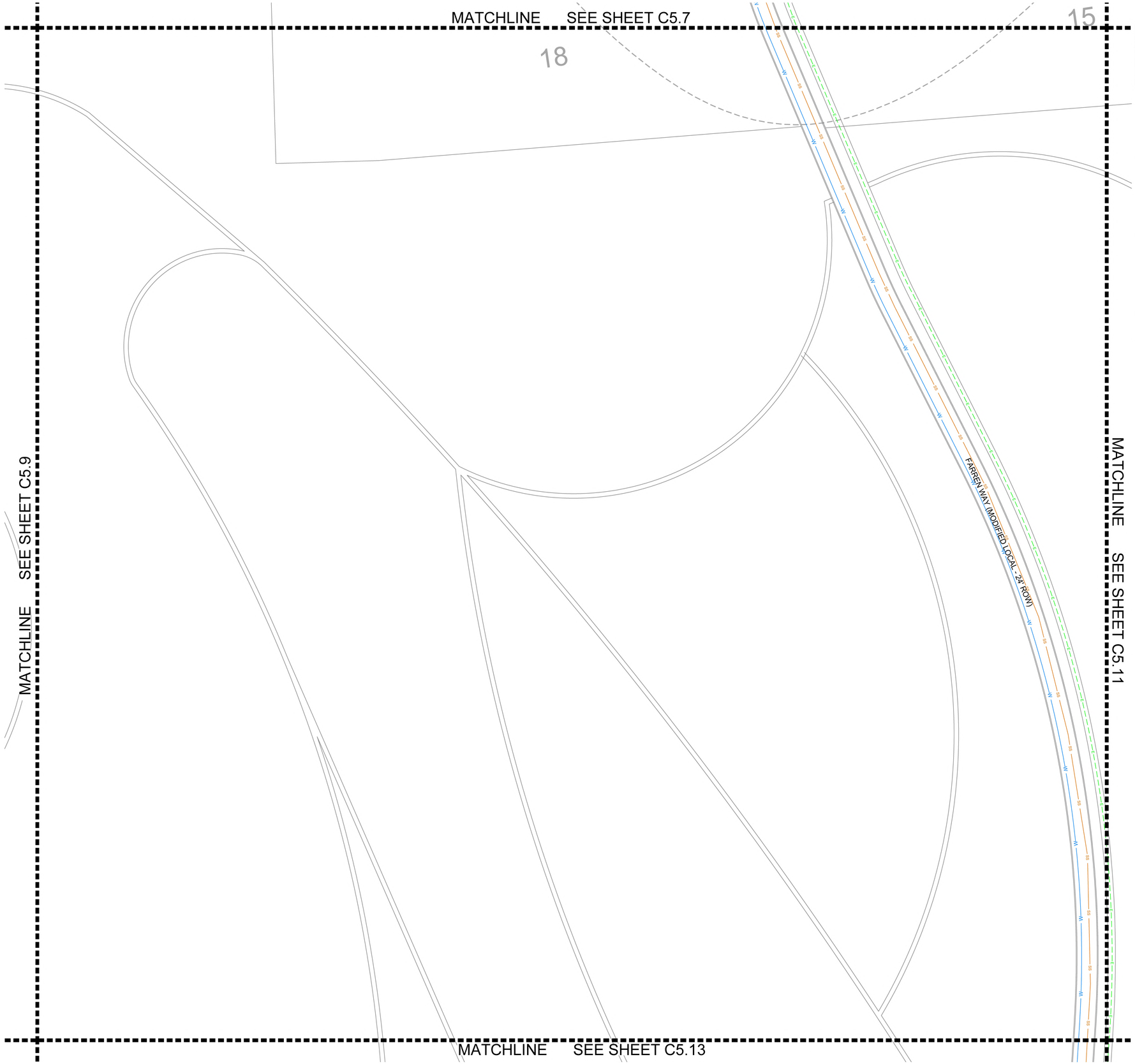
ENLARGED UTILITY PLAN

SHEET
C5.9
COF # 8704



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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
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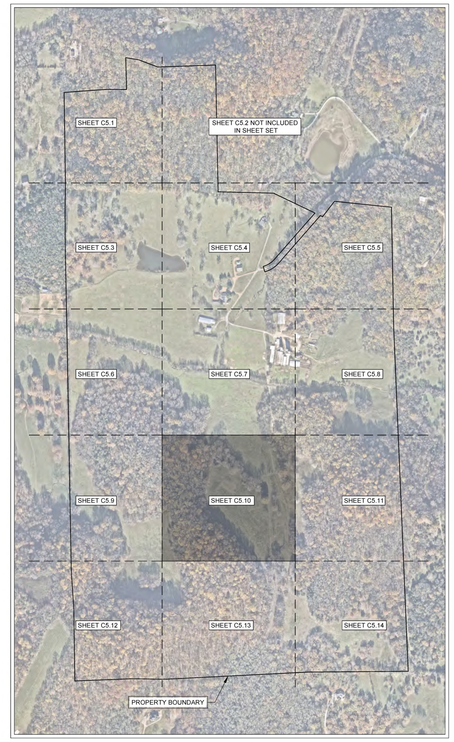
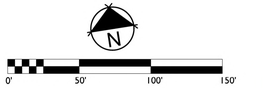




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

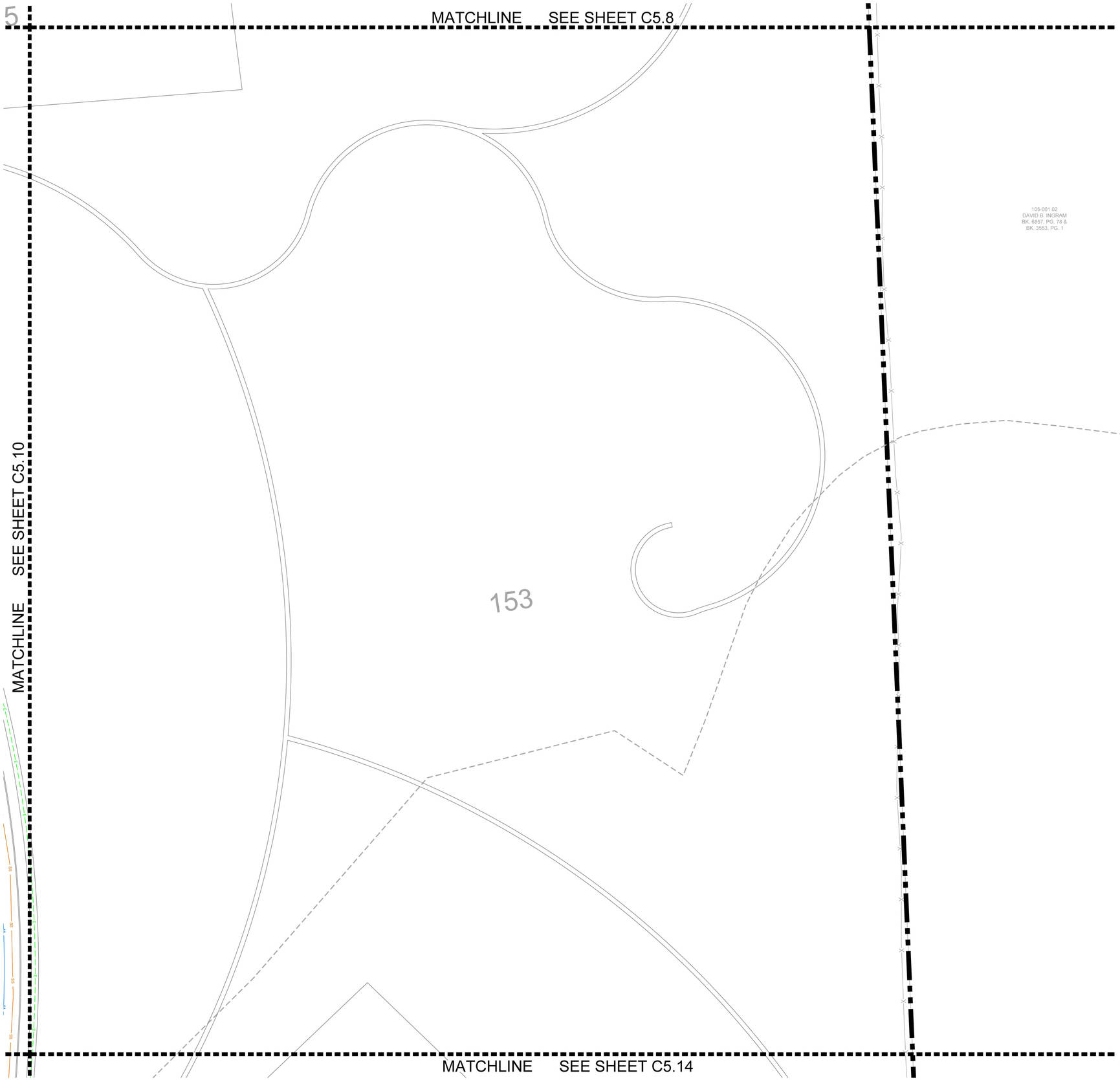
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.10
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

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- WET DETENTION
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- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
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RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

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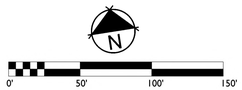

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.11

COF # 8704

MATCHLINE SEE SHEET C5.9

MATCHLINE SEE SHEET C5.13

104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529

104-015.01
PEANUT BUTTER AND
APRICOT JELLY TRUST
BK. 9191, PG. 801

104-018.07
LISS LEGACY TRUST
BK. 7585, PG. 716

104-018.06
GREGORY LESTARJETTE &
RENEE LESTARJETTE REV TRUST
BK. 9340, PG. 781

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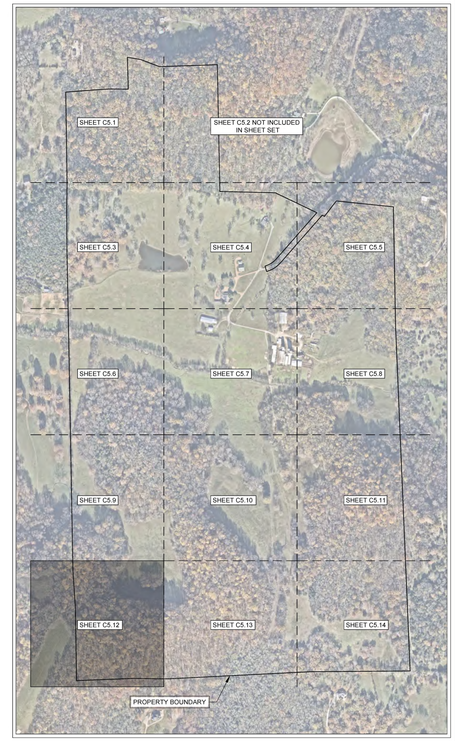

N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121350 STATE OF TENNESSEE
4/11/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.12
COF # 8704

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

MATCHLINE SEE SHEET C5.14

HHO

HHO

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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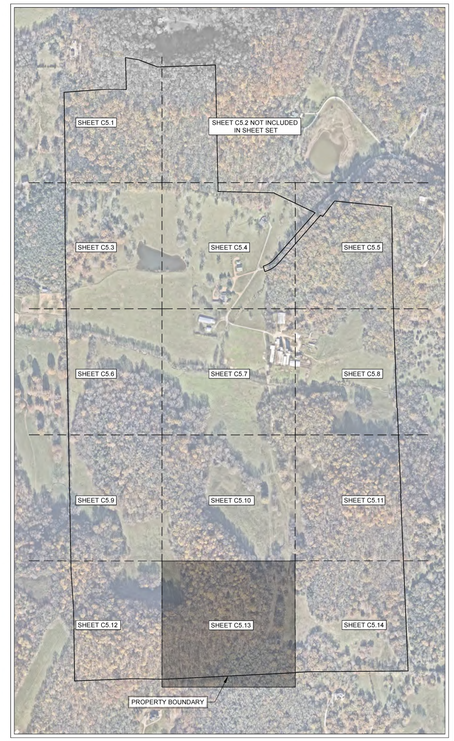

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN LEE
REGISTERED ENGINEER
STATE OF TENNESSEE
2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.13
COF # 8704

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.13

BEGIN FORCE MAIN. LOTS FRONTING FORCE MAIN TO BE SERVICED VIA LOWER PRESSURE SYSTEM AND GRINDER PUMPS.

FARREN WAY (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

SEE SHEET C5.16

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142, PG. 818 &
BK. 4469, PG. 145

DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

FARREN WAY (L

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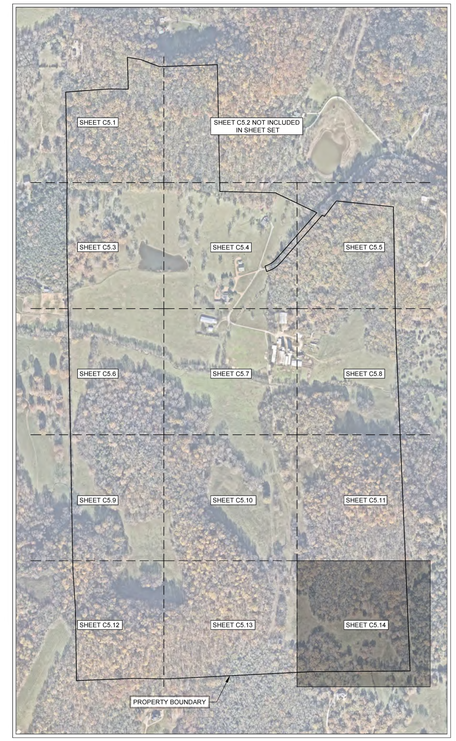

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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE 126132 STATE OF TENNESSEE 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.14
COF # 8704



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N

0' 300' 600' 900'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
07/18/2025

Revision Date

HILLVIEW LANE CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.15

COF # 8704



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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H

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

△ _____

△ _____

△ _____

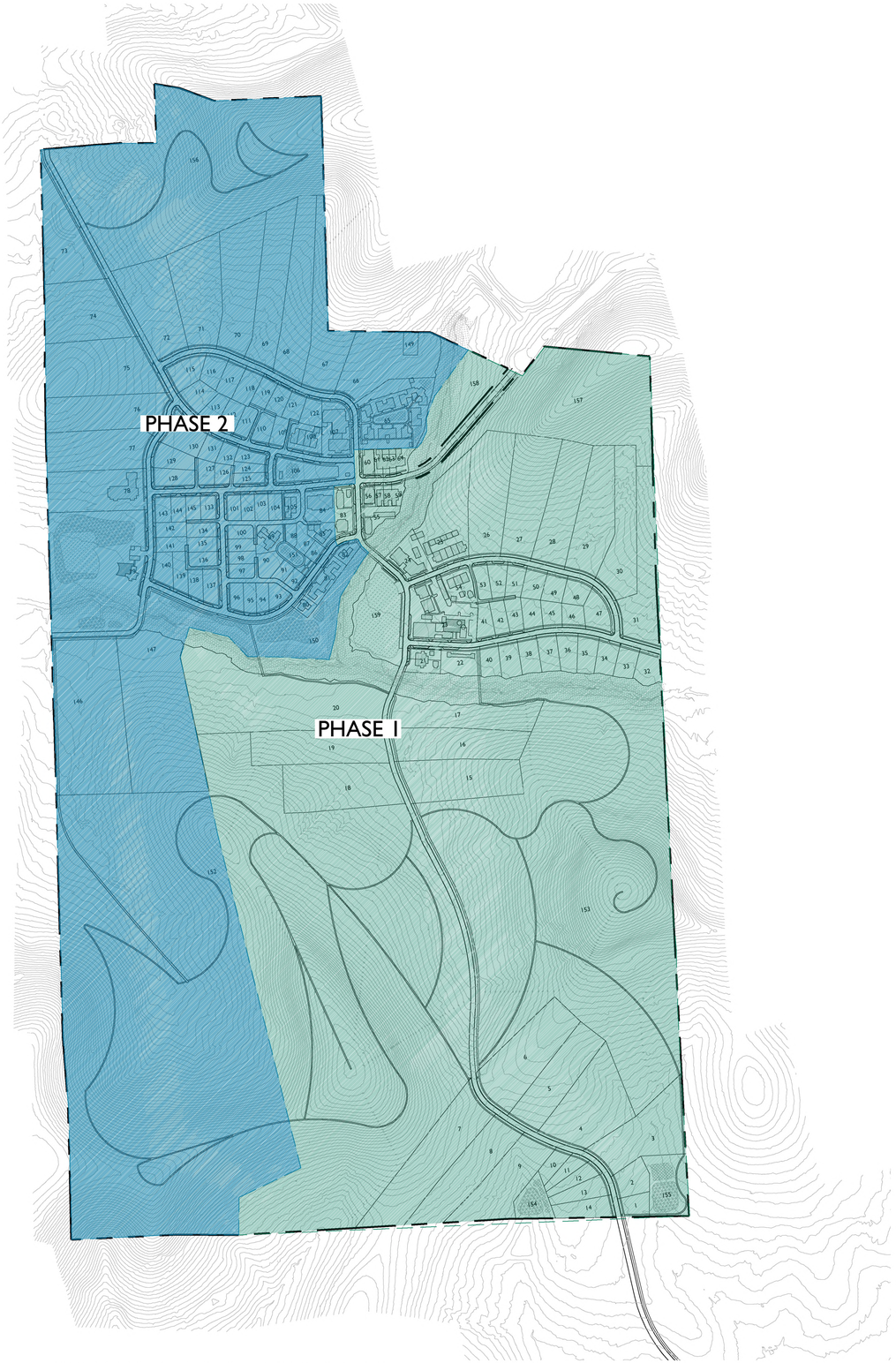
△ _____

COLEMAN ROAD CONCEPTUAL OFFSITE UTILITIES

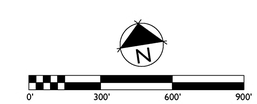
SHEET

C5.16

COF # 8704



***NOTE:** SANITARY SEWER LIFT STATIONS WEST OF PHASE 1 MAY BE INCLUDED IN PHASE 1.



GAMBLE DESIGN COLLABORATIVE
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
04/03/25

Revision Date

PHASING PLAN

SHEET
C6.0

COF # 8704



KEY

- REMOVED
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,615,834 SF; 312.8 AC
TOTAL EXISTING TREE CANOPY:	62.8% OF SITE: (8,555,082 SF; 196.4 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,539,915 SF; 35.4 AC)
PROVIDED PRESERVATION:	70.0% OF EXISTING: (5,988,557.4 SF; 137.5 AC)

N

0' 300' 600' 900'

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Revision Date

TREE PRESERVATION PLAN

SHEET
L1.0

COF # 8704



KEY

- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - CROSSINGS
- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - GENERAL
- PRESERVED TREE CANOPY
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

RIPARIAN BUFFER VARIANCE REQUEST

OVERALL SITE AREA:		312.8 AC
30' ZONE 1 RIPARIAN BUFFER (TOTAL SF):		300,290 SF
30' ZONE 2 RIPARIAN BUFFER (TOTAL SF):		293,691 SF
TOTAL:	593,981 SF	
PROPOSED RIPARIAN BUFFER ENCROACHMENT		
	CROSSING:	34,442 SF
	GENERAL:	12,000 SF
TOTAL:	46,442 SF	

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

THE APPLICANT PROPOSES TO MITIGATE ENCROACHED BUFFER AREAS WITH COMPARABLE IMPROVEMENTS. THE FOLLOWING DESCRIBES THE METHODS OF MITIGATION BY MEANS OF CATTLE CROSSING REMEDIATION, BUFFER AVERAGING, AND STREAM BANK EROSION REMEDIATION:

CATTLE CROSSING REMEDIATION:

EACH CATTLE CROSSING HAS A VARYING DEGREE OF DAMAGE, AND WILL REQUIRE VARYING DEGREES OF IMPROVEMENT

EACH CROSSING WILL BE INDIVIDUALLY ASSESSED. THE FOLLOWING GENERAL METHODS SHALL BE USED AS NECESSARY IN ORDER TO STABILIZE AND RESTORE THE STREAM BANKS:

- INSTALL EROSION BLANKETS/MATTING
- ADD SOIL TO TRENCHES CREATED BY EROSION
- INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
- RE-ESTABLISH NATIVE PLANTINGS

STREAM IMPACT ON-SITE OBSERVATIONS:

FLOW OBSTRUCTION REMOVAL: AREAS OF OBSTRUCTION WILL ASSESSED AND BEST METHODS FOR REMOVAL WILL BE DETERMINED BASED ON THE LEAST AMOUNT OF IMPACT TO THE STREAMS AND BUFFERS.

THE GENERAL METHODS SHALL BE USED:

- INSTALL EROSION BLANKETS/MATTING ON ANY DISTURBED AREAS
- REMOVE OBSTRUCTION & HAUL OFF / RE-PURPOSED ON SITE

STREAM BANK EROSION REMEDIATION:

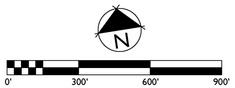
- STREAM BANK EROSION TO BE ASSESSED ON-SITE, GENERAL METHODS APPLIED:
  - INSTALL EROSION BLANKETS/MATTING
  - ADD SOIL TO TRENCHES CREATED BY EROSION
  - INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
  - RE-ESTABLISH NATIVE PLANTINGS

BUFFER AVERAGING:

BUFFER AVERAGING WOULD CONSIST OF SETTING ASIDE AREAS OF NON-DISTURBED LAND ADJACENT TO STREAM BUFFERS TO ACCOUNT FOR A PORTION OF THE SQUARE FOOTAGE OF THE IMPACTS.

STREAM BUFFER NOTE:

ANY WORK SHALL BE COORDINATED WITH THE COF STORM WATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS. AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL BE APPLIED TO THIS AREA.



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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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TENNESSEE AT LANDSCAPE ARCHITECT
09/05/25

Revision Date

STREAM BUFFER VARIANCE REQUEST

SHEET
L2.0

COF # 8704



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04/03/25

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STREAM BUFFER VARIANCE REQUEST ENLARGEMENT

SHEET
L2.1

COF # 8704



1 A1.0 CHAPEL NODE



2 A1.0 SOUTHERN NODE



3 A1.0 SILO NODE

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 115325

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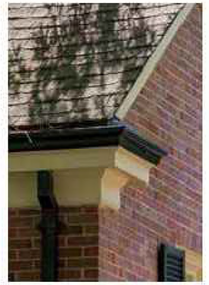
TYPICAL ARCHITECTURE

SHEET
A1.0

COF # 8704












SINGLE FAMILY PRECEDENT

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TYPICAL ARCHITECTURE SHEET
AI.1
COF # 8704











TOWNHOUSE AND MULTI-FAMILY PRECEDENT

HARLIN

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TYPICAL ARCHITECTURE
SHEET
A1.2
COF # 8704

















NEIGHBORHOOD CENTER PRECEDENT

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07.26.25

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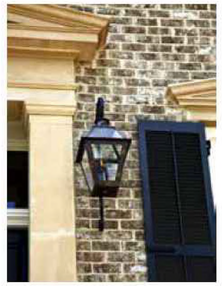
TYPICAL ARCHITECTURE
SHEET
A1.3
COF # 8704





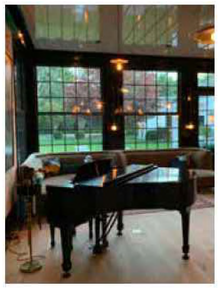
















HOTEL PRECEDENT

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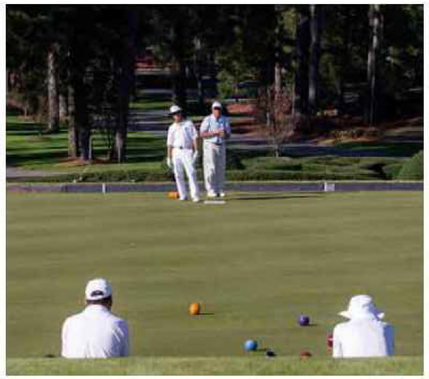
TYPICAL ARCHITECTURE
SHEET
A1.4
COF # 8704










AMENITIES PRECEDENT

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

Revision Date
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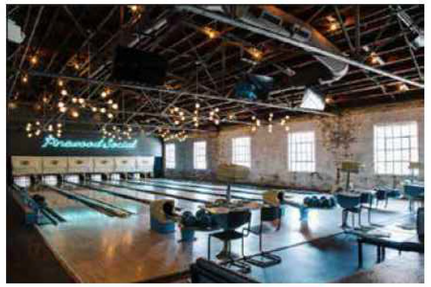
TYPICAL ARCHITECTURE
SHEET
A1.5
COF # 8704



















AMENITIES PRECEDENT

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 328525

Revision Date
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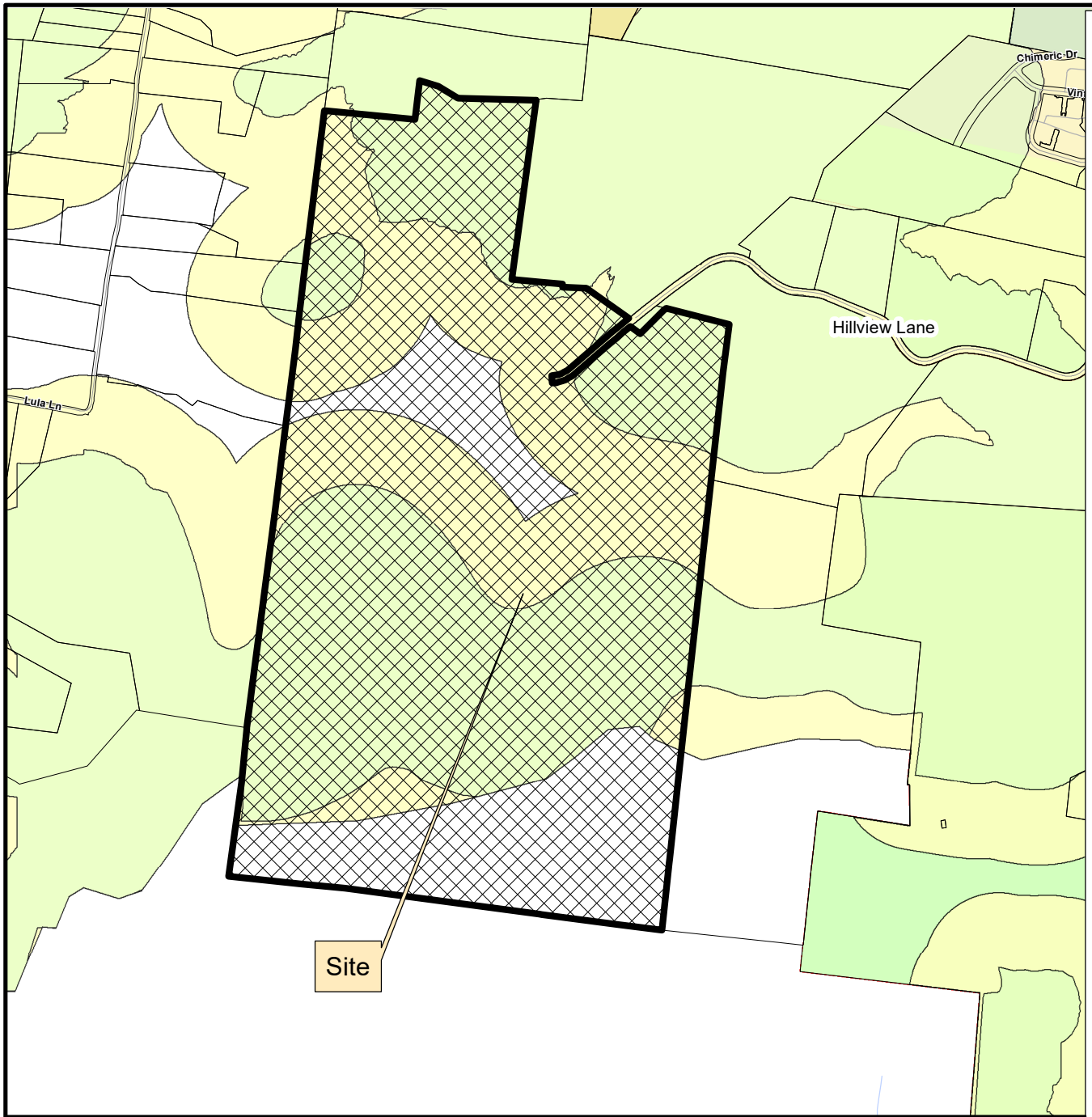
TYPICAL ARCHITECTURE
SHEET
A1.6
COF # 8704



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

- Harlin PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8704

CONDITIONS OF APPROVAL:

Open Issues: 35 These issues are currently being filtered

Engineering - Checklist

General Issues

4. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

20. Streets

kevin.long@franklintn.gov At the site plan stage, all curb and curb & gutter in public right-of-way or easements shall comply with appropriate City standards with the exception of the ribbon curbs shown in the development plan set, which shall be 1' in width as depicted in the plan set.

23. Modification of Engineering Standards

jimmy.wiseman@franklintn.gov Staff has reviewed the Modification of Engineering Standards letter and the following notes/edits shall be added prior to One Stop.

- All on-street parking and sidewalks outside of the public right-of-way shall meet Public Right Of Way Accessibility Standards unless otherwise approved by the United States Access Board.
- Ribbon curbs are shown on the plan as 1' width. Staff requires them to remain 1'.
- Any alley section that is wider than 16' of pavement shall be a normal crown. The City paving contractor is unable to pave a wider section in one pass which will create a seam in the center adding maintenance issues for the City long term.

29. Traffic Impact Analysis

jimmy.wiseman@franklintn.gov This comment shall remain open as a condition of approval and as a reminder to Staff at the Site Plan stage.

All offsite improvements shown on the Development Plan shall meet City of Franklin standards and match the Major Thoroughfare Plan where applicable.

The Mack Hatcher improvements shall be coordinated with the Columbia Avenue Improvements.

30. Offsite Improvements

jimmy.wiseman@franklintn.gov	The offsite improvements shall be designed with the first site plan. The Columbia improvements shall be constructed during the first phase of the development. It is up to the applicant to secure the right-of-way needed for these improvements. Specific details of right-of-way acquisition will be spelled out in an agreement if needed. Unless otherwise required by the Fire Department, an emergency access gate shall be placed at the southern connection to Coleman Road and the Development shall be capped at 50 units until the Columbia/Henpeck/Coleman Road improvements are completed and accepted by the City/TDOT. The emergency gate may only be removed once the improvements are fully completed. At no time shall construction traffic use the Coleman Road access unless the improvements are fully completed. The turn lanes on Coleman Road and the site access shall be constructed and accept prior to opening this connection to the public. Any improvements on Columbia and Hillview Lane/Mack Hatcher Parkway Extension shall be completed and accepted prior to the first certificate of occupancy for the development. Any additional requirements identified in the Traffic Impact Analysis shall also be a condition of approval.

53. Stormwater Management

lance.fittro@franklintn.gov	**The previous comment to be addressed with the future site plan(s):** *Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots (residential) or Exclusive Green Infrastructure Easements (commercial). All water resource buffers shall also be placed in open space lots or conservation easements. Inclusion of on-lot stormwater practices as outlined in the Single Family Stormwater Manual may be considered on a case-by-case basis for the large (2 ac+) residential critical lots only for peak control purposes only, not as on-lot treatment of stormwater runoff, to be determined at Site Plan. Large residential lots identified on the development plan as "Attached Residential HHO Estate" lots shall not qualify for Single Family Stormwater consideration. All areas proposed for development shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23.*  ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT) *ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

153. 30 Unit Cap

jimmy.wiseman@franklintn.gov	This comment shall remain open as a condition of approval and a reminder to staff. Per the Street Standards and the Fire Code, the development shall be capped at 30 units until 2 connections are constructed and accepted by the Franklin Fire Department. An emergency only connection to the south may be acceptable if approved by the Franklin Fire Chief or designee.

Engineering - Development Plan Checklist

General Issues

143. Dead-end Streets

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval.* Dead-end streets or alleys without cul-de-sacs are prohibited. Temporary dead-end street and alley 'stubs' shall not be longer than one residential lot. *[COF Streets 2.3.7(3)]*

165. Vesting Standard Date - Street Standards

joe.marlo@franklintn.gov	Applicant shall revise the vesting standard date for the Transportation & Street Technical Standards to be 07-01-2024 (Cover Sheet).

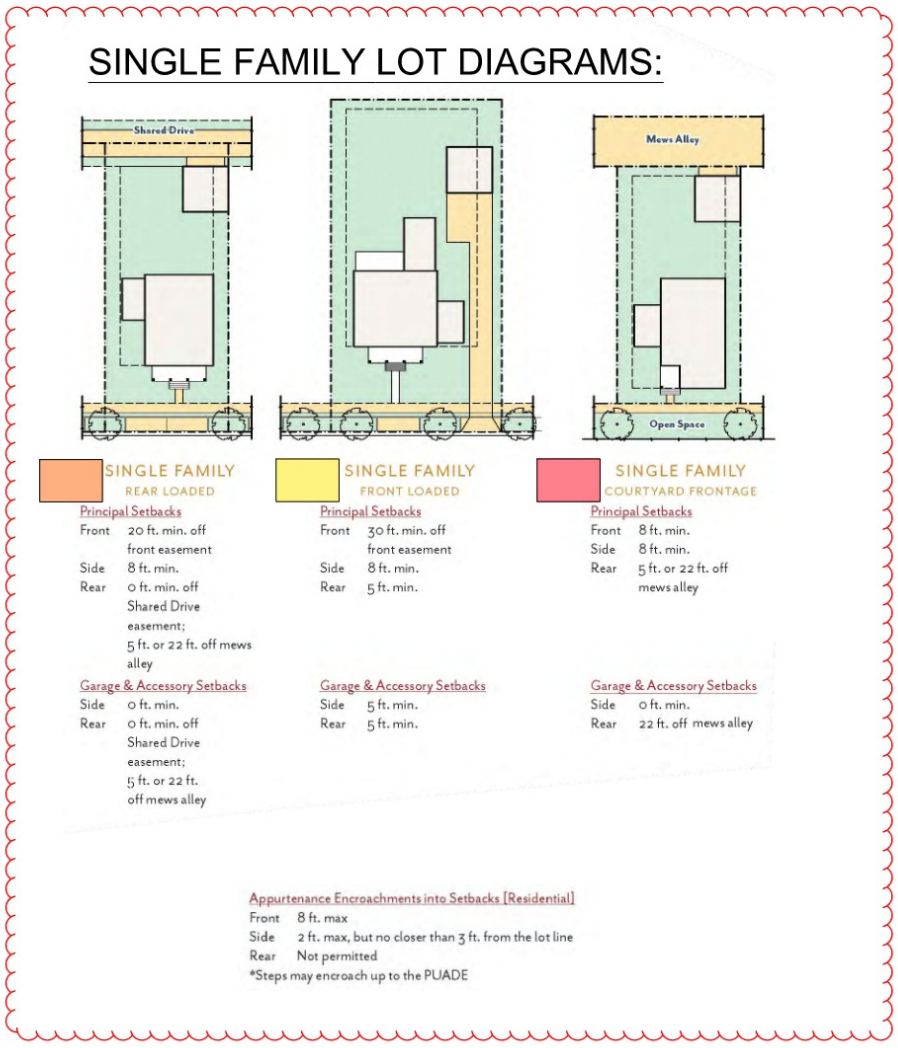
FIRE--Planning--DRT

General Issues

115. Shared Drive & Mews

stephen.otero@Franklintn.gov	

Fire strongly recommends denying the modification request for the 5-foot setback and maintaining the standard 22-foot garage setback from the mews ROW for all applicable lots to ensure critical life safety access.



[Edited By Stephen Otero]

Parks

General Issues

15. Parkland Impact Fee

kevinl@franklintn.gov	The Parkland agreement was received and submitted to Law for review on 4-2-25. The applicant shall list Parkland information on the plan set. [Edited By Kevin Lindsey]

Planning

General Issues

8. Envision Franklin

eric.conner@franklintn.gov	Applicant shall list maximum Hotel height as 2.5 stories on sheets C2.0A and C2.0B to reflect the height maximum supported by Envision Franklin until such time that Envision Franklin no longer limits Hotels in Village Green to 2.5 stories.
eric.conner@franklintn.gov	Due to lack of information provided in Development Plan for hotel massing, applicant shall coordinate with staff at Site Plan stage to ensure that proposed Hotel massing complies with all applicable Envision Franklin standards.

84. Building height

joseph.bryan@franklintn.gov	Lots 23, 56, and 60 have heights listed as “2-3” stories. According to Envision Franklin, 3 stories is appropriate if the mixed-use structures contain ground-floor commercial and small-scale multifamily uses above. Envision Franklin defines “small-scale multifamily” as 5-12 units. Based on sheets 2.0A, 2.0B, and 2.0C, the total number of units in those mixed-use structures is: Lot 60: 2 Lot 56: 4 Lot 23: 4 By current EF definition, that means none of these lots have “small-scale multifamily” and therefore are limited to 2.5 stories. Applicant shall move the units from Lot 65 them to these 3 lots in order to get above 5 units and allow for 3 stories. See Condition 164 for more information. [Edited By Joseph Bryan]

100. Modification of Standards

joseph.bryan@franklintn.gov	Due to concerns from the Fire Department, see comment 115 for more info, Staff is recommending disapproval of MOS #1. If this MOS is disapproved by BOMA, applicant shall remove it from the plan set at One Stop. [Edited By Joseph Bryan]

101. Modification of Standards

joseph.bryan@franklintn.gov MOS 2 and 3 - Entry Features

The purpose of this regulation is to give visual prominence to the front entry AND provide an area of shelter for visitors and deliveries. The MOS as proposed meets the first criteria but not the second. As written Staff is not supportive of this MOS.

If these MOSs are disapproved by BOMA, applicant shall remove it from the plan set at One Stop.
[Edited By Joseph Bryan]

103. Modification of Standards

joseph.bryan@franklintn.gov MOS 5

Applicant shall revise the language of the MOS request to state ”MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.”

Staff is support of this MOS request with the revised language.
[Edited By Joseph Bryan]

107. Modification of Standards

joseph.bryan@franklintn.gov MOS 9

Staff is supportive of the MOS request, but the applicant is limited to the rural paths that have been designated on Sheets C2.16, C4.30, and C4.31.

110. Modification of Standards

joseph.bryan@franklintn.gov MOS 12

Applicant shall update the language of MOS 12 for lot 79 to state that stormwater management feature to occupy up to 60% of the neighborhood amenity with the One Stop submission and that the stormwater feature will be pedestrian and publicly activated around the entirety of its perimeter.

Staff is supportive of this MOS with the revised language.
[Edited By Joseph Bryan]

111. Modification of Standards

joseph.bryan@franklintn.gov MOS 14

Applicant shall remove references to informational signage, and all features listed in Section F as they are redundant to those listed in Section C. With this revised language, Staff is supportive of MOS 14.
[Edited By Joseph Bryan]

155. Parking Matrix

joseph.bryan@franklintn.gov Applicant shall remove the parking matrix from the plans as it doesn’t completely align with the ZO parking chart for uses in the CFO (and with their MOS request)

156. Lot 107

joseph.bryan@franklintn.gov	Applicant shall remove the option for lot 107 to convert to 4 single family lots from the chart on sheet C2.0, (as this is a trigger for a FMPC level revision) and the 4 residential units be incorporated into one of the mixed-use buildings at one stop.

157. Mixed Use Condo

joseph.bryan@franklintn.gov	Applicant shall remove reference to "mixed use condo" in the key chart on Sheet C2.0C. [Edited By Joseph Bryan]

158. HHO Lots

joseph.bryan@franklintn.gov	Applicant shall put the HHO in a conservation easement, and specify on the future plats that there is to be no tree removal, grading or development of any sort within the conservation easement area. All lots with HHO on them shall be critical lots for grading permitting.

159. Envision Franklin

eric.conner@franklintn.gov	Applicant shall list maximum Club Room Facility height as 2.5 stories on sheets C2.0A and C2.0B to reflect the height maximum supported by Envision Franklin.

163. Parking

joseph.bryan@franklintn.gov	Applicant shall update all sheets to show employee parking counts on parking charts, and show that an additional underground parking level will be included to capture the necessary parking, per the email correspondence on April 7, 2025. Include all parking ratio rationale, including those for employee parking for hotel, restaurant, etc, and chapel parking, with the development plan's resubmittal at one stop. [Edited By Joseph Bryan]

164. Lot 65

joseph.bryan@franklintn.gov	Applicant shall remove multifamily references from the chart on sheet C2.0C for Lot 65 per Condition 84. The overall unit count can remain, but must be redistributed to mixed-use lots within the Village Core. Any change from Hotel to Residential on Lot 65 will require a building type change, thus requiring a FMPC-level Development Plan Revision. [Edited By Joseph Bryan]

166. Modification of Standards

joseph.bryan@franklintn.gov	MOS 13 Applicant shall revise the language of the MOS to include that "Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature." The applicant shall also include the illustration referenced in Condition 161 as a visual reference with the MOS. [Edited By Joseph Bryan]

167. HHO Line

joseph.bryan@franklintn.gov	Should the revised HHO line be approved by BOMA, applicant shall submit a .dwg file of the revised HHO lines at one stop.

Planning (Landscape)

General Issues

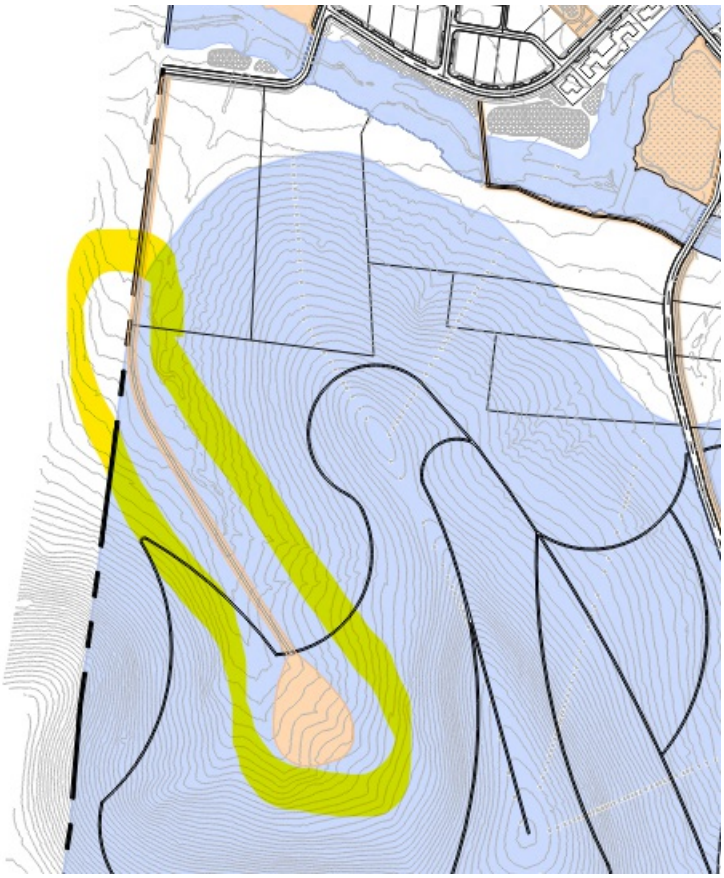
93. Neighborhood Amenity

jason.arnold@franklintn.gov

Applicant shall remove the Greenway Open Space leading to passive park in the HHO with the One Stop submission.

Applicant shall add the following notes to the Neighborhood Amenity / Passive Park notes; no grading, no tree removal, no features that will require a building permit and features must not be a commercial use
with the One Stop submission

Applicant shall remove the highlighted area below from Improved OP with the One Stop submission



[Edited By Jason Arnold]

160. MOS 12

jason.arnold@franklintn.gov

Applicant shall update MOS 12 for lot 79, stormwater management feature to occupy up to 60% of the neighborhood amenity with the One Stop submission. For COF staff to support this MOS, the open space must have pedestrian and public activation around the entirety of the stormwater feature.

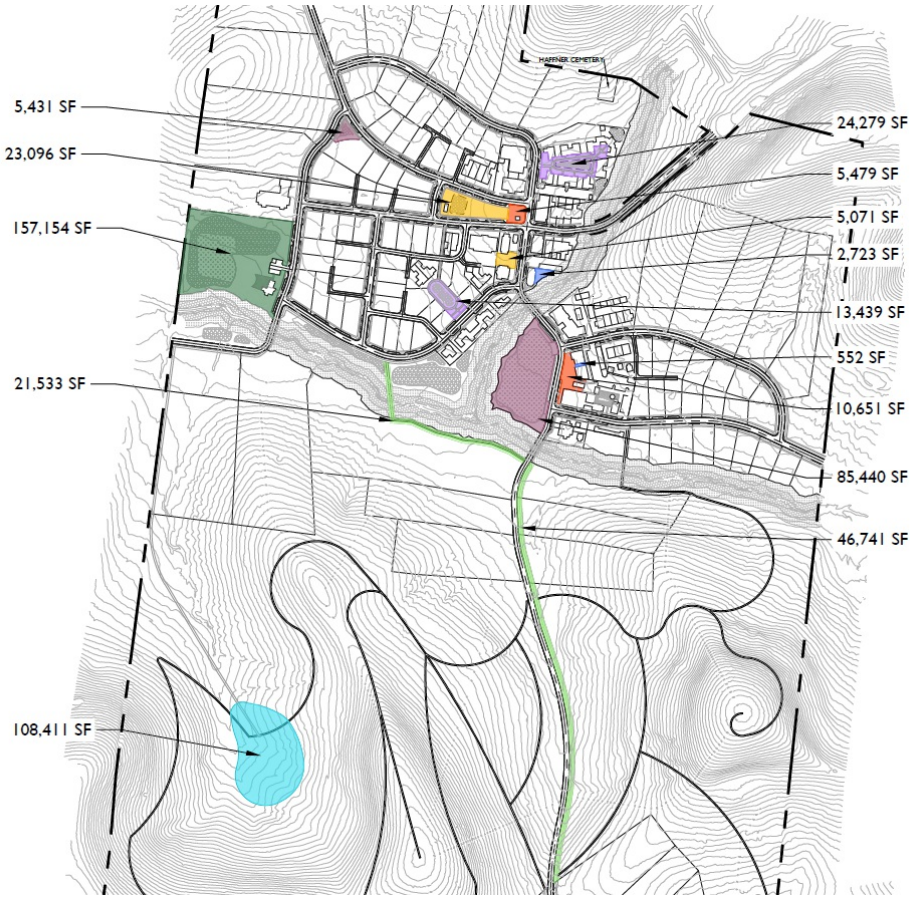
161. MOS 13

jason.arnold@franklintn.gov Applicant shall include the pond illustration below, with the One Stop submission. For COF staff to support this MOS, the open space must have pedestrian and public activation around the entirety of the stormwater feature as demonstrated in the referenced illustration.



162. Open Space Break Down SF

jason.arnold@franklintn.gov Applicant shall update the Open Space Break Down to show open space square footages, as below, with the Open Stop submission.



Stormwater

General Issues

69. Riparian Buffer

jeff.willoughby@franklintn.gov	This comment will serve as an advisory comment and not hinder development plan approval. The general conditions of the buffer management plan have been agreed to by the owner and City staff as set by the City's Stormwater Coordinator in an email dated April 7, 2025 sent to the owners representative Drake Reeder at Gamble Design Collaborative on April 7, 2021. A buffer management plan shall be submitted to the City's Stormwater Coordinator showing ANY and all encroachments in the riparian buffers. This includes but is not limited to: Mowing, tree removal, clearing, grading, construction, storage, buildings, roads, parking lots, stormwater infrastructure, utilities, easements, walking trails, view corridors, floodplain cut/fill, etc. The Buffer Management Plan shall contain the following: • Encroachment areas labeled and hatched red with square footage of each encroachment area provided • Mitigation areas labeled and hatched green with square footage of each mitigation area provided • Buffer enhancement plan • Total buffer square footage onsite (existing conditions) • Justification for all encroachments and why the impacts are unavoidable, and not self-created. Staff shall review and determine if approval can be given at the staff level or if a variance shall be required to be submitted to the City Engineer and/or Stormwater Appeals Board. Further comments may be forthcoming that require modification to site layout to avoid unnecessary impacts. It is highly encouraged that this be submitted as early in the plan review process as possible. This can be submitted by email to jeff.willoughby@franklintn.gov for preliminary review. Failure to do so may cause delays in project plan review and approval. If any additional or modifications to encroachments occur in future submittals, then it shall be the applicant's responsibility to make Staff aware and resubmit the buffer management plan for further review. Failure to do so shall result in plan approval or stormwater permits revoked. [Edited By Jeff Willoughby]

Condition of Approval #30 – “Offsite Improvements” shall be modified as follows:

- It is up to the applicant to secure the right-of-way needed for offsite improvements. Specific details of right-of-way acquisition will be spelled out in an agreement if needed.

- Prior to the first new building permits issued for Harlin by the City of Franklin, the applicant shall complete the proposed entry improvements at Coleman Road and the proposed improvements to the Coleman Road and Henpeck Lane intersections at Columbia Pike. These improvements shall be accepted by the City of Franklin and TDOT (as applicable) prior to opening them for public use.

- Northern access from Harlin to Hillview Lane shall be temporarily gated with an emergency gate. The emergency gate shall be removed upon the completion of the following improvements, or as coordinated with the City Engineer for the City of Franklin (see attached Exhibit A and Development Plan sheets C4.31, C4.32 and C4.34, for reference):

    a. The western approach of the Mack Hatcher Parkway and Columbia Avenue intersection is improved;

    b. A two lane road section and 8’ multi-use trail / rural path for Mack Hatcher Parkway is extended to the proposed new intersection with Chimeric Drive and “New Road”;

    c. Chimeric Drive is extended to Mack Hatcher Parkway per Shadow Green PUD Subdivision Development Plan approved November 2017, Resolution 2017-20;

    d. “New Road” is extended from Hillview Lane to Mack Hatcher Parkway; and,

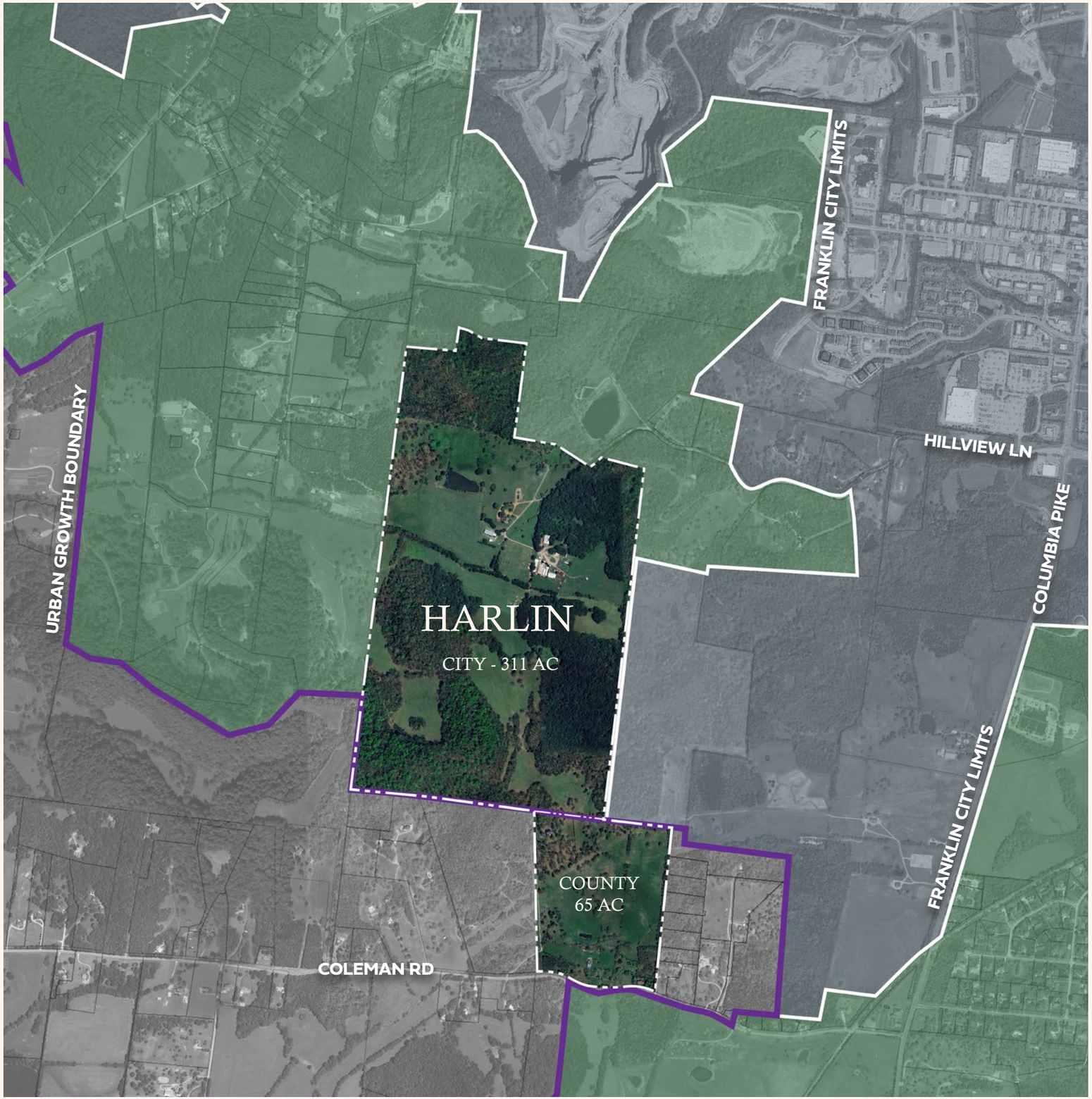
    e. All new improvements are accepted by the City of Franklin and TDOT (as applicable).

    f. These improvements shall be completed and accepted by the City of Franklin and TDOT (as applicable) prior to the issuance of the 151st residential building permit or prior to any certificates of occupancy for commercial or mixed-use buildings in Phase 2 (as shown on Development Plan Sheet C6.0), or as otherwise determined by the City Engineer for the City of Franklin, or its designee.

- Applicant shall update sheet C4.31 to clarify that “New Road” shall match the proposed Hillview Lane road section and to include a new temporary Mack Hatcher road section and replace exhibits on sheets C4.32 and C4.34 in the Development Plan at One Stop to reflect the modified Conditions of Approval.

Exhibit A


FRANKLIN CITY LIMITS
CHIMNEY DRIVE
VINTAGE GREEN LANE
SHADOW GREEN DRIVE
HHO BUFFER
HHO
MACK HATCHER EXTENSION
NEW ROAD
HILLVIEW LANE
COLUMBIA AVE
TARGET
INTERSECTION IMPROVEMENTS
500' HHO BUFFER
COLUMBIA PIKE
FRANKLIN CITY LIMITS
MACK HATCHER EXTENSION
SITE PLAN
March 16, 2026



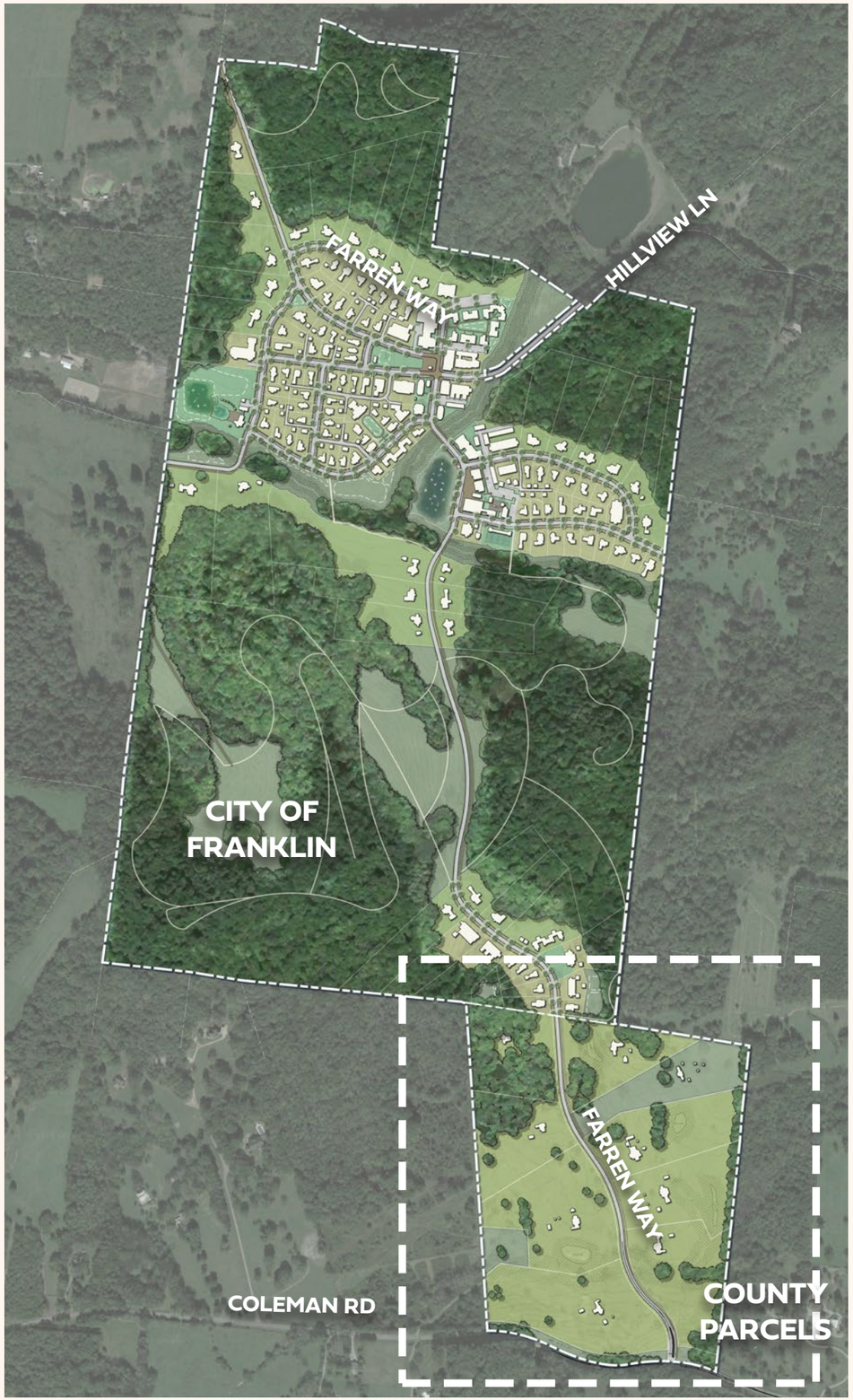
Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint

HARLIN | LOCATION MAP



COLEMAN ROAD PROPERTY ENLARGEMENT

*Master plan is conceptual in nature



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions

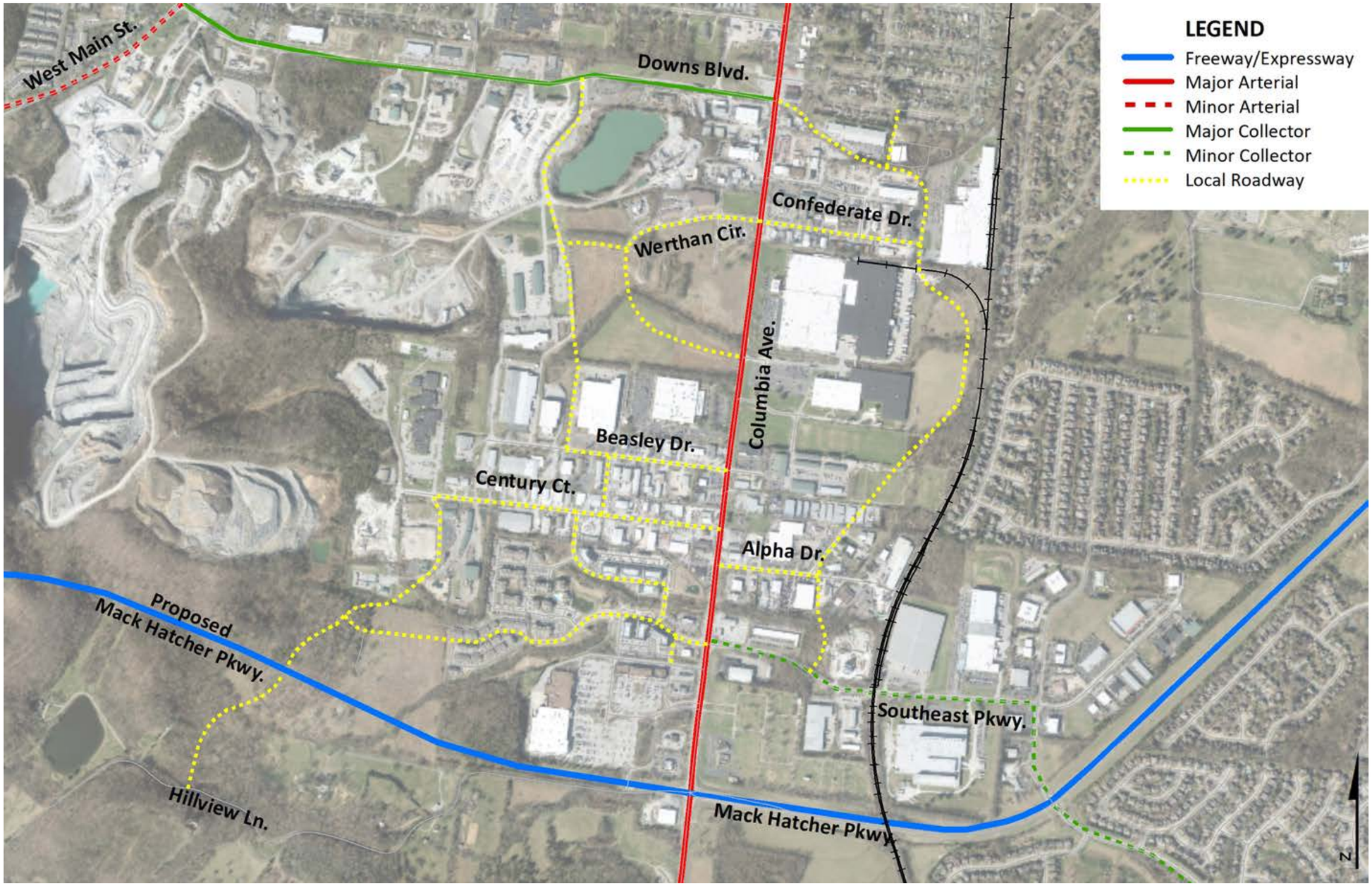


Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 95.6 (139')		F 345.1 (1418')			
EB Right						
WB Left		F 66.2 (119')		F 225.1 (1475')		
WB Right						
Overall Intersection					B 18.4	A 9.4
PM Peak Hour						
EB Left	F 91.4 (210')		F 311.3 (2696')			
EB Right						
WB Left		F 75.1 (192')		F 375.5 (2771')		
WB Right						
Overall Intersection					A 9.1	C 21.8


FRANKLIN CITY LIMITS
CHIMERIC DRIVE
HHO BUFFER
VINTAGE GREEN LANE
SHADOW GREEN DRIVE
HHO BUFFER
COLUMBIA AVE
Kroger
TARGET
HHO
HHO
HHO
MACK HATCHER EXTENSION
NEW ROAD
HILLVIEW LANE
HILLVIEW LANE
INTERSECTION IMPROVEMENTS
500' HHO BUFFER
HHO
HHO
FRANKLIN CITY LIMITS
COLUMBIA PIKE

FIGURE 3.8: COLUMBIA AVENUE LOCAL NETWORK PLAN





Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C0.1	HISTORICAL CONTEXT
C0.2	HISTORICAL CONTEXT
C0.3	HISTORICAL CONTEXT
C0.4	HISTORICAL CONTEXT
C0.5	HISTORICAL CONTEXT
C0.6	HISTORICAL CONTEXT
C0.7	MODIFICATION OF STANDARDS
C0.8	MODIFICATION OF STANDARDS
C0.9	HISTORICAL MAN MADE SLOPES
C0.10	HISTORICAL MAN MADE SLOPES
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C1.3	ENLARGED EXISTING CONDITIONS
C1.4	ENLARGED EXISTING CONDITIONS
C1.5	ENLARGED EXISTING CONDITIONS
C1.6	ENLARGED EXISTING CONDITIONS
C1.7	ENLARGED EXISTING CONDITIONS
C1.8	ENLARGED EXISTING CONDITIONS
C1.9	ENLARGED EXISTING CONDITIONS
C1.10	ENLARGED EXISTING CONDITIONS
C1.11	ENLARGED EXISTING CONDITIONS
C1.12	ENLARGED EXISTING CONDITIONS
C1.13	ENLARGED EXISTING CONDITIONS
C1.14	ENLARGED EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.0A	MIXED USE ENLARGEMENT
C2.0B	MIXED USE ENLARGEMENT
C2.0C	SITE LAYOUT
C2.0D	TYPICAL LOT BREAKDOWN
C2.0E	TYPICAL LOT BREAKDOWN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	DEVELOPMENT PLAN ENLARGEMENT
C2.4	DEVELOPMENT PLAN ENLARGEMENT
C2.5	DEVELOPMENT PLAN ENLARGEMENT
C2.6	DEVELOPMENT PLAN ENLARGEMENT
C2.7	DEVELOPMENT PLAN ENLARGEMENT
C2.8	DEVELOPMENT PLAN ENLARGEMENT
C2.9	DEVELOPMENT PLAN ENLARGEMENT
C2.10	DEVELOPMENT PLAN ENLARGEMENT
C2.11	DEVELOPMENT PLAN ENLARGEMENT
C2.12	DEVELOPMENT PLAN ENLARGEMENT
C2.13	DEVELOPMENT PLAN ENLARGEMENT
C2.14	DEVELOPMENT PLAN ENLARGEMENT
C2.15	OPEN SPACE BREAKDOWN
C2.16	PEDESTRIAN NETWORK
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C3.3	ENLARGED GRADING AND DRAINAGE PLAN
C3.4	ENLARGED GRADING AND DRAINAGE PLAN
C3.5	ENLARGED GRADING AND DRAINAGE PLAN
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C3.10	ENLARGED GRADING AND DRAINAGE PLAN
C3.11	ENLARGED GRADING AND DRAINAGE PLAN
C3.12	ENLARGED GRADING AND DRAINAGE PLAN
C3.13	ENLARGED GRADING AND DRAINAGE PLAN
C3.14	ENLARGED GRADING AND DRAINAGE PLAN
C4.0	OVERALL TRASH ROW AND ACCESS PLAN
C4.1	ENLARGED TRASH ROW AND ACCESS PLAN
C4.3	ENLARGED TRASH ROW AND ACCESS PLAN
C4.4	ENLARGED TRASH ROW AND ACCESS PLAN
C4.5	ENLARGED TRASH ROW AND ACCESS PLAN
C4.6	ENLARGED TRASH ROW AND ACCESS PLAN
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C4.10	ENLARGED TRASH ROW AND ACCESS PLAN
C4.13	ENLARGED TRASH ROW AND ACCESS PLAN
C4.14	ENLARGED TRASH ROW AND ACCESS PLAN
C4.15	OVERALL FIRE ROW AND ACCESS PLAN
C4.16	ENLARGED FIRE ROW AND ACCESS PLAN
C4.18	ENLARGED FIRE ROW AND ACCESS PLAN
C4.19	ENLARGED FIRE ROW AND ACCESS PLAN
C4.20	ENLARGED FIRE ROW AND ACCESS PLAN
C4.21	ENLARGED FIRE ROW AND ACCESS PLAN
C4.22	ENLARGED FIRE ROW AND ACCESS PLAN
C4.23	ENLARGED FIRE ROW AND ACCESS PLAN
C4.25	ENLARGED FIRE ROW AND ACCESS PLAN
C4.28	ENLARGED FIRE ROW AND ACCESS PLAN
C4.29	ENLARGED FIRE ROW AND ACCESS PLAN
C4.30	STREET NETWORK PLAN AND SECTIONS
C4.31	STREET SECTION VIEWS
C4.32	OFFSITE ROAD IMPROVEMENTS
C4.33	OFFSITE ROAD IMPROVEMENTS
C4.34	OFFSITE ROAD IMPROVEMENTS
C4.35	OFFSITE ROAD IMPROVEMENTS
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C5.3	ENLARGED UTILITY PLAN
C5.4	ENLARGED UTILITY PLAN
C5.5	ENLARGED UTILITY PLAN
C5.6	ENLARGED UTILITY PLAN
C5.7	ENLARGED UTILITY PLAN
C5.8	ENLARGED UTILITY PLAN
C5.9	ENLARGED UTILITY PLAN
C5.10	ENLARGED UTILITY PLAN
C5.11	ENLARGED UTILITY PLAN
C5.12	ENLARGED UTILITY PLAN
C5.13	ENLARGED UTILITY PLAN
C5.14	ENLARGED UTILITY PLAN
C5.15	HILLVIEW LANE CONCEPTUAL OFFSITE UTILITIES
C5.16	COLEMAN ROAD CONCEPTUAL OFFSITE UTILITIES
C6.0	PHASING PLAN
L1.0	TREE PRESERVATION PLAN
L2.0	STREAM BUFFER VARIANCE REQUEST
L2.1	STREAM BUFFER VARIANCE REQUEST ENLARGEMENT
A1.0	TYPICAL ARCHITECTURE
A1.1	TYPICAL ARCHITECTURE
A1.2	TYPICAL ARCHITECTURE
A1.3	TYPICAL ARCHITECTURE
A1.4	TYPICAL ARCHITECTURE
A1.5	TYPICAL ARCHITECTURE
A1.6	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
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FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

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615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:
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RYAN MCMASTER
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646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
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PUBLIC RELATIONS:
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JAY SHERIDAN
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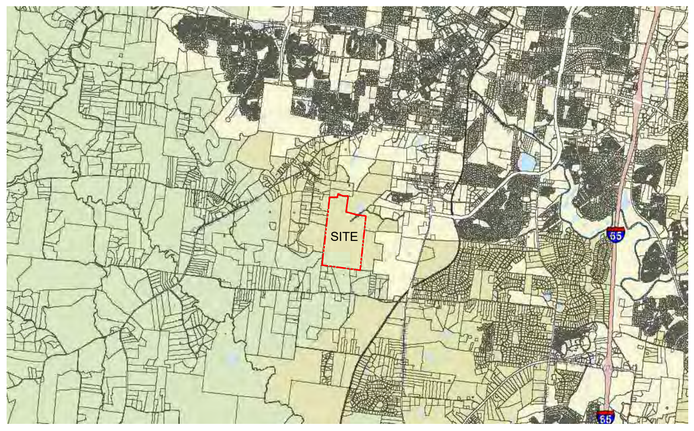
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM

VICINITY MAP



NOT TO SCALE



SUMMARY MODIFICATION OF STANDARDS

FOR LIST OF MODIFICATIONS OF STANDARDS SEE SHEETS C0.7-C0.8

1. **MOS - Chapter 6 – Building Types – House/Duplex/Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Modification:*** Request to allow a rear setback of 5 feet or a 22 feet minimum setback from a Mews ROW when facing a street; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.
2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit.
6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Modification:*** At lot 23, request Neighborhood Village buildings to be allowed at an angle from the frontage.
7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Modification:*** Request to raise maximum glazing to 85% on upper floors.
8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Modification:*** Request to remove the transom requirement above storefront display windows.
9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Modification:*** Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road in specific areas.
10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to utilize Central Franklin Overlay (CFO) parking guidelines.
11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.
12. **MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:**
    - ***Modification:*** Request to allow 85% of neighborhood park as stormwater Management features.
13. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow 85% of pocket park as stormwater Management features.
14. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow additional elements among the required features of a pocket park including: Seating Elements, Pedestrian Shelter (such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters) Site Furnishings (such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas), Fountains, Sculptures, or Art, Playgrounds or Nature-Based Play Areas, Gathering Spaces (such as firepits, picnic areas, outdoor dining areas), Outdoor game areas for yard games (such as Bocce, Croquet, Cornhole), or, at lot 159, pedestrian bridges and overlooks.
15. **MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape**
    - ***Modification:*** Request to allow one irregularly shaped Hanging Sign per business.

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION
OVERALL SITE AREA: 13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY: 63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION: 18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION: 70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:
TOTAL SITE ACREAGE: 311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE *(OVER 30,000 SF)*: 77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE: 234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*:
REQUIRED 5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED: 5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:
MINIMUM OPEN SPACE REQUIREMENT: 70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED: 71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

VESTING STANDARDS

ZONING ORDINANCE	01-01-2025
SUBDIVISION REGULATIONS	01-01-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020
MUNICIPAL CODE	09-10-2024
HISTORIC DISTRICT GUIDELINES	05-30-2022

About the Harlin Farm

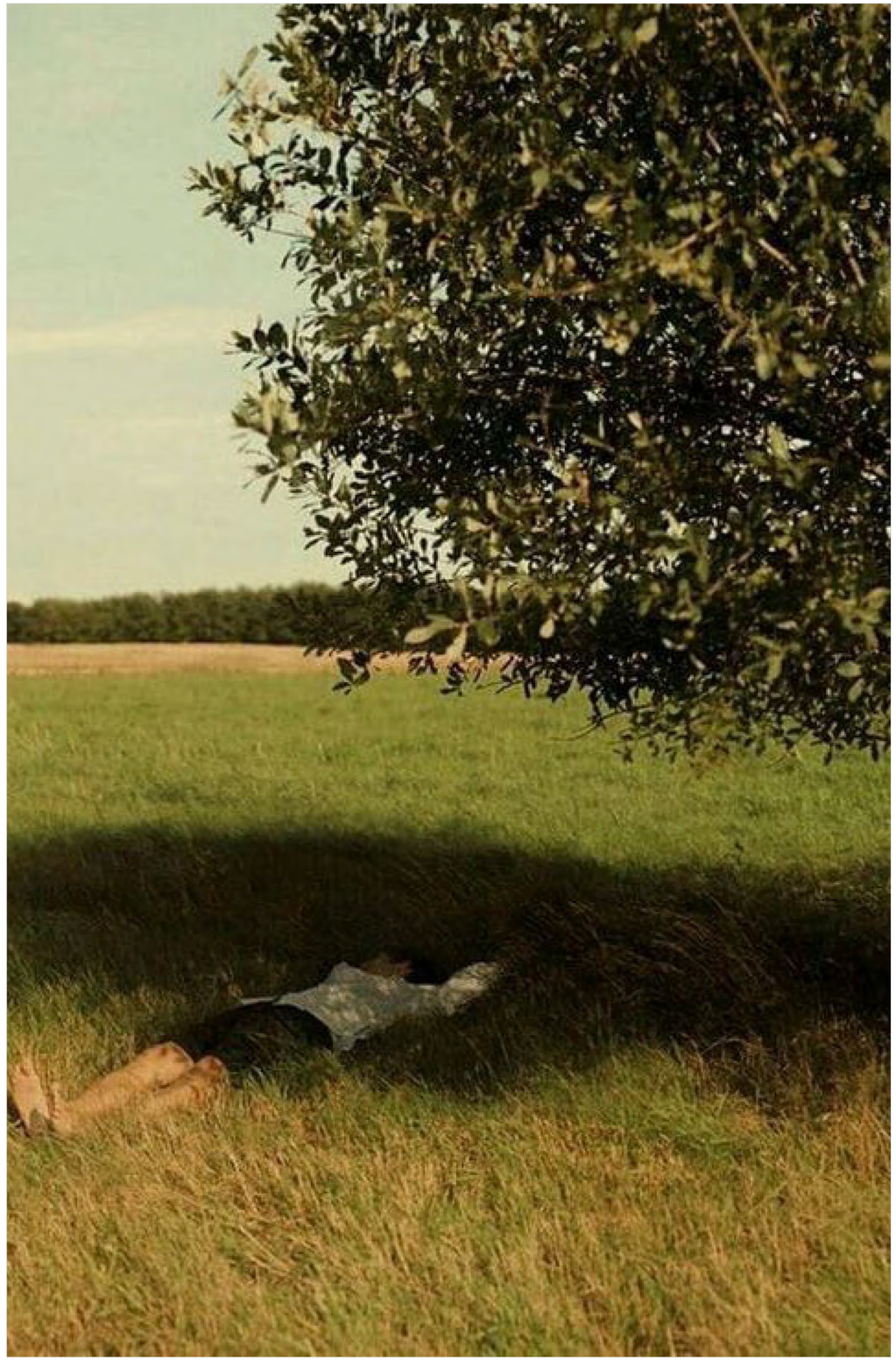
The topography of southern Williamson County is as diverse as anywhere in Middle Tennessee, with dramatic elevation changes marking the leading edge of the Highland Rim. Tucked in below Winstead Hill at the end of Franklin's city limits is the 311-acre Harlin farm. Forested hills ring an enclave that Ezekiel Polk – paternal grandfather of United States President James K. Polk – first acquired by land grant in the 1820s.

Through two centuries, the grassy basin bisected by Polk Creek with the long western views has been home to a number of notable families; a cemetery on the northern edge of the farm includes Campbells, Critzes and Haffners, but for nearly 70 years, the Harlin family has occupied this hidden valley.

Tom Harlin bought the farm with the objective to establish a dairy in the 1960s. In the apparel industry by trade, Tom was also a partner with his brother Bill in the legendary Harlinsdale Farm. But Tom saw great potential in the Holstein breed, starting with 30 cows and ultimately managing more than 400 head that produced milk on three shifts. Tanker truck loads of milk came in and out of Hillview Lane, headed for Purity Dairy in Nashville or a regional co-op in Florida, which would then refill the tanks with orange juice.

It took far more than 300 acres to sustain the operation – before Mack Hatcher Bypass cut through and stubbed into Hillview Lane, alfalfa hay and corn silage were grown everywhere below Winstead Hill. The Harlins leased and farmed hundreds of acres where Polk Place and Dallas Downs subdivisions now stand, where Target, Kroger and Chick-Fil-a operate, and as far north as the old Werthan farm on Columbia Avenue, where Taco Bell and self storage now exist. The Harlins' dairy ceased operation 20 years ago, another piece of Williamson County's agricultural legacy left to the history books.

Now the Harlin family has chosen Boyle Investment Company to shape the next generation of their land into a pastoral neighborhood that showcases the potential of Franklin's new Village Green design guideline adopted by Envision Franklin in 2024. Village Green was developed in direct response to feedback provided by citizens across the community – let's balance preservation with progress (per the City's mission statement), require more open space, create limited mixed-use that mitigates vehicular traffic, and offer a diversity of housing and amenities that reflects the "Missing Middle" that Franklin residents have so long asked for.



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
04/03/25

Revision Date

HISTORICAL CONTEXT
SHEET
C0.1
COF # 8704

In terms of housing product, there will be a mixture of town and country offerings. The town element will focus on the creation of a walkable hamlet with a blend of single-family homes reminiscent of Downtown Franklin and an array of attached residential offerings, from stately brownstones to well-appointed condominium flats with elevator access. The hamlet will be surrounded by much larger lots that balance the neighboring farms and estates, offering a relaxed country feel of two to five-acre lots.











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C0.2
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Village Green

According to Envision Franklin, "The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

"Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the village and surrounding areas, but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

"Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be located throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged."





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Purpose

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

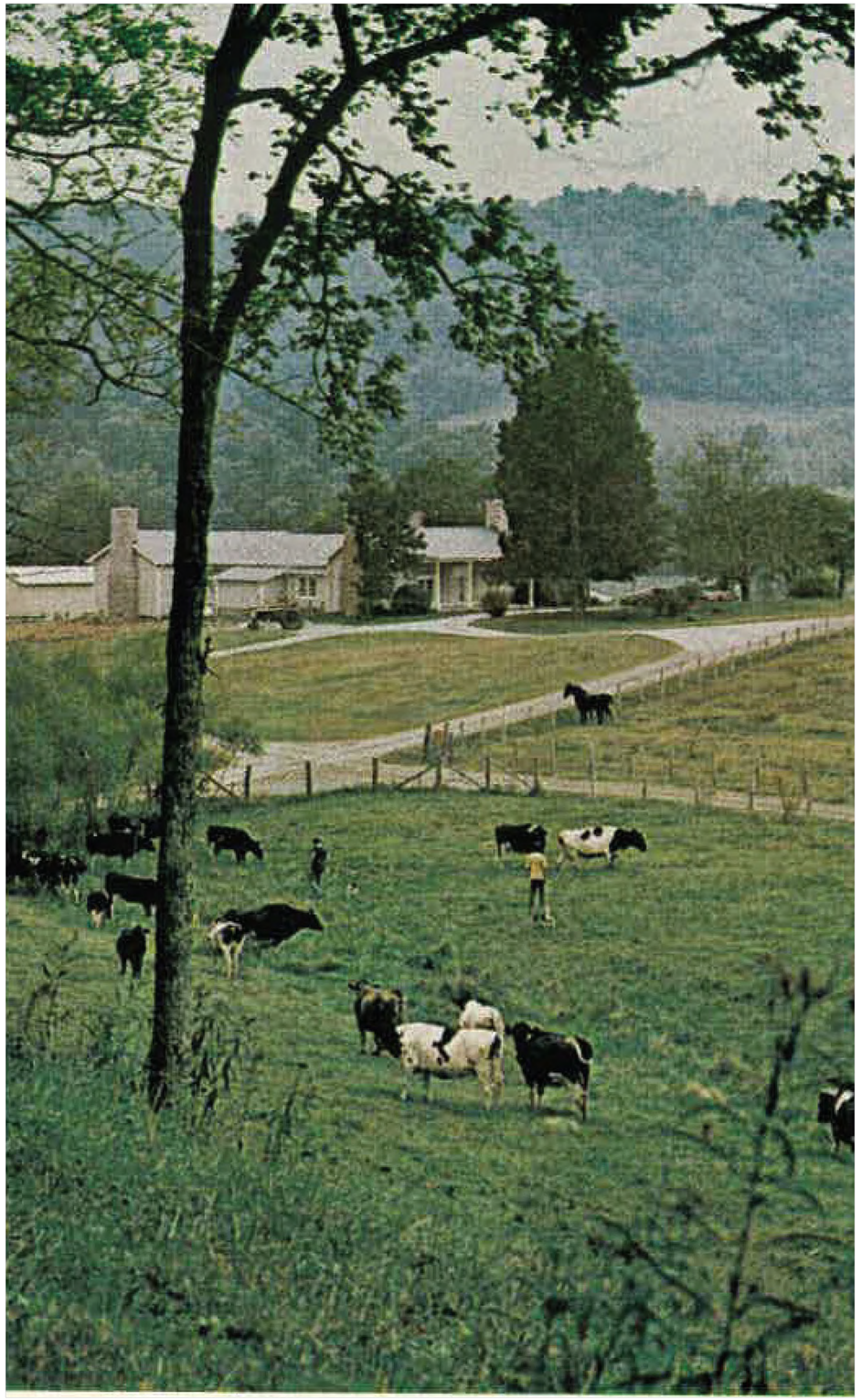
Conscientiously Designed: In addition to preserving 70% of the farmland, we are active stewards, mindful of our impact, and creating abundant opportunities for people to be immersed in and connect with the natural world.

Nature: In its undulating topography, flora, and breathtaking views, Harlin is a first of its kind property in Franklin. Our mission is to celebrate and champion it, create amenities, activities, and events to connect to it, and nurture a love for it among our residents, guests, and community.

Room To Roam: An abundance of preserved lands, nature-inspired amenities, events, and community-centered ethos invite a pace of life where inner and outer explorations: a woods walk with a friend or solo birdwatching are simple, everyday pleasures.

Hospitality: The Harlin family, and especially Barbara Graham Harlin, their matriarch, is our north star. We're intentionally creating a community - through architecture, landscape design, interior design, and land planning - with genuine warmth and care for people at its center.

Unhurried Joy: In a world that feels like it's endlessly spinning and we with it, we're designing spaces and experiences that reset and realign us with nature's rhythms: like trees swaying gently in a breeze, corn growing tall over sultry summer days, a ladybug landing on your hand, a backyard barbecue with friends. This is a place - and a call - to slow life down and savor its gifts.



Harlin Farm, Southern Living, 1974

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HISTORICAL CONTEXT
SHEET
C0.4
COF # 8704

Key Attributes

01 Inviting

Like the gracious, close-knit family who called this land home for generations, we're creating homes, gathering spaces, and experiences that are genuinely warm and welcoming, that nurture a caring, vibrant community, and cultivate the kind of camaraderie we're made for.

02 Rooted

Trees remind us that we all - people, the natural world, our community - are inextricable connected, our roots and stories forever intertwined. We understand that the wellbeing and vitality of one is essential to the wellbeing and vitality of all. Those insights keep us present, open, and focused on creating community with generations in mind.

03 Thoughtful

We strive to do what's right for people and the land. To us, that means celebrating the unique character of the landscape by preserving 70% of it. It means homes and public spaces designed in harmony with sunlight, breezes, and breathtaking views. It means naturally inviting gathering spaces for conversation, play, and everyday occasions. And it means everywhere you look, amenities, events, and endless opportunities to connect with nature and each other.

04 Captivating

While our setting is serene and easeful, we're also cultivating a convivial, captivating energy through a curated collection of specialty shops, a boutique inn, experiential public art, gathering spaces, intimate events - and the daily sights, sounds, scenes, and delights of a truly connected neighborhood.







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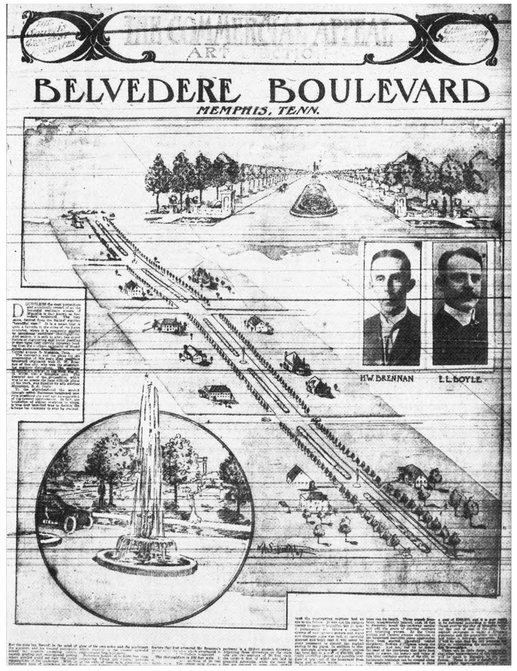
More About Boyle Investment Co.

Founded nearly a century ago in Memphis, Boyle has been building community in Tennessee since 1933. The company launched in Memphis in the middle of the Great Depression to aid large insurance companies in managing their distressed real estate portfolios. The principals were descendants of Nashville settler John Overton, who founded the city of Memphis with Andrew Jackson, and the Boyle family has maintained ownership and oversight of the company for 92 years, through wars and recessions, the quadrupling of interest rates, and the advent of double digit inflation, as well as the emergence and disappearance of countless real estate fads.

Boyle seeks out properties with intrinsic value, based on location and unique features, and then leans on their team's expertise to enhance that value in the long term with a focus on excellence. Boyle's visionary mindset and transformative approach has kept them on the forfront of the industry the last 100 years. You see it in some of Memphis oldest and most desirable neighborhoods, such as ca. 1907 Belvedere in Midtown or Ridgeway Center, the 1960s-era mixed-use pioneer often cited as the most significant development in the history of the city. And you see it in some of Franklin's most iconic new mixed-use districts, such as McEwen Northside and Berry Farms. These are not cookie-cutter developments placed onto an available piece of ground — they are distinctive destinations that are uniquely "of the place."









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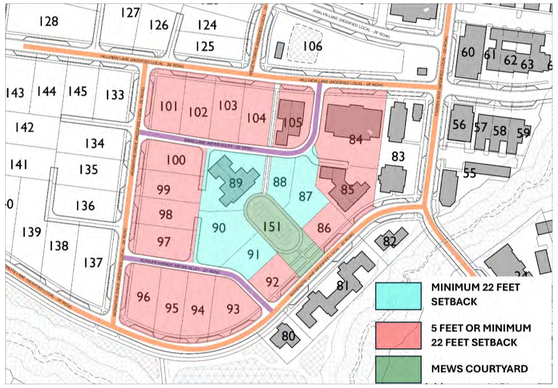
1. **MOS - Chapter 6 – Building Types – House/Duplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Standard:*** At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door
   - ***Modification:*** Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.
   - ***Justification:*** This clarification would allow for lots that front a public street to follow standards similar to an alley while also benefiting because the mews is wider than a typical alley. Lots 84-86 and 92-105 would also be addressed from the public streets they front. This change would not impact fire access. Lots 87-91 would not have a MOS for rear setbacks. Lots 87-91 will be sprinkled and keep the mews alley setback of at least 22 feet.



Lots which front an open space and served off a MEWS alley are to be sprinklered. This condition applies specifically to lots 87,88,89,90,and 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Standard:*** Shall have a covered porch, covered stoop, or balcony over the entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to single family home entrances within Harlin to differentiate from homes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic homes, including homes found in Downtown Franklin and historic homes such as the Carter House and Meeting of the Waters which have a basis in classic Federal and Georgian architecture.

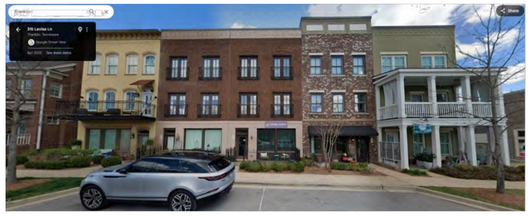




3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Standard:*** The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to townhome entrances within Harlin to differentiate it from the townhomes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic townhomes, including a few in Downtown Franklin which have a basis in classic Federal and Georgian architecture.




4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Standard:*** Minimum 18 inches above grade at front façade
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
   - ***Justification:*** This will allow for a visitable entry into the unit similar to a commercial or mixed-use building that must comply with ADA criteria.



5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Standard:*** Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit. Shared entry will face the street.
   - ***Justification:*** We would like to have the option to allow for only shared controlled entrances to the building when the ground floor contains up to four units. This is consistent with the COF ZO requirements for Multiplex units and brings similar architectural controls to Small Scale Multifamily buildings that are not further defined in the ZO. A building with only shared entrances is consistent with high quality historic pre-war multi-family buildings. This would allow narrower frontage multifamily to have a single shared entrance, which would prevent doors from being too close to one another. Wider multifamily frontage would have a minimum of two entries.

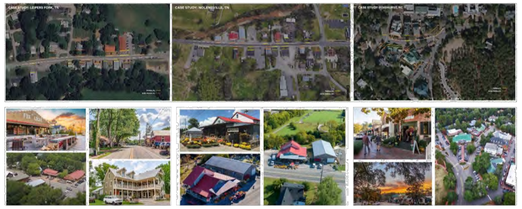




6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Standard:*** The building shall parallel the frontage
   - ***Modification:*** Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.
   - ***Justification:*** Allowing buildings to angle back from a street can create dynamic spaces and allow you to mitigate angle and curved streets which are many times needed due to topography or road circulation patterns. This brings the wedge-shaped space in the rear or side of the lot to the front to enhance the public realm and is consistent with other rural towns in the region including downtown Franklin (see case studies below).







7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Standard:*** 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - ***Modification:*** Request to charge upper floors max from 65 percent to 85 percent.
   - ***Justification:*** This will allow for several groups of ganged windows with each window vertically proportioned similar to what you would find in a traditional sunroom or filled in porch. The photo below illustrates a similar building with the upper floor glazing measured at 83%.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Standard:*** Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - ***Modification:*** Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options. [*Note: removed MOS for lowering knee wall to 12 inches*]
   - ***Justification:*** This will allow for larger storefront windows in cases where a transom would result in a horizontally proportioned storefront window below it, and is similar to existing conditions and alternatives found in Downtown Franklin










9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Standard:*** Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - ***Modification:*** Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.
   - ***Justification:*** Allows for a more rural pattern of development while still providing a complete pedestrian network and a variety of pedestrian trail options. See corresponding MOES and street sections for justification. Areas where this standard could apply are designated on C2.16, C4.30, and C4.31.

10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards
    - ***Modification:*** Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines.
    - ***Justification:*** The Central Franklin Overlay recognizes the unique qualities and mixed-use character of Franklin's oldest neighborhood and scale of development and context as identified in Envision Franklin. The Village Green characteristics and mixture of uses with corresponding land conservation goals offers a comparable mix of uses and development patterns and should therefore offer similar parking designations.

11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards - Multifamily
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.
    - ***Justification:*** Small Scale Multifamily is a residential use as defined in Envision Franklin, but there is no corresponding parking definition for this use for a Multifamily building up to 12 residential units. Given the "small scale" nature of the building the parking guidelines for Multiplex are more appropriate.

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Franklin, Williamson County, Tennessee

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MODIFICATION OF STANDARDS

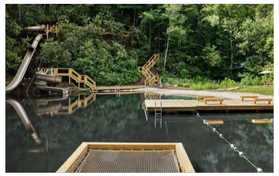
SHEET
C0.7

COF # 8704

12. MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:

- ***Standard:*** Stormwater management features shall not be counted as open space
- ***Modification:*** At lot 79, Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
- ***Justification:*** Allows for the integration of wet stormwater management ponds and heavily landscape bioretention areas into neighborhood amenities such that a retention pond, a swimming pond, or natural pools may appear to flow into wet stormwater management ponds or may appear as natural ponds. Ponds and pools should be activated with recreation opportunities such as fishing piers, swimming platforms, boardwalks, or fountains, while integrating trails and benches located all around the stormwater management area such that these ponds function as part of the neighborhood amenity.









13. MOS - Section 11.6 – Open Space – Pocket Park - Stormwater:

a. ***Standard:*** Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.

b. ***Modification:*** At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.

c. ***Justification:*** Allows for the integration of wet stormwater management ponds into pocket parks such that a planned, wet retention pond at lot 159 and areas of heavily landscaped bioretention may be integrated into an activated pond with recreation opportunities such as fishing piers, swimming platforms, boardwalks, canoe/kayak launch, or fountains, while integrating trails and benches located all around the stormwater management areas and integrating the pond as a recreation opportunity within the pocket park.

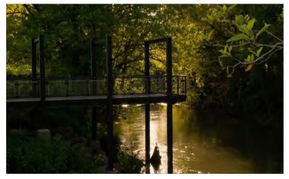




14. MOS - Section 11.6 – Open Space - Pocket Park – Features:

- ***Standard:*** Four of the following features are required:
- ***Modification:*** Amend/add additional features more consistent with the Vision of the development:
  - A. Seating Elements
  - B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
  - C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
  - D. Fountains, Sculptures, or Art
  - E. Playgrounds or Nature-Based Play Areas
  - F. Gathering Spaces such as firepits, picnic areas, outdoor dining areas
  - G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
  - H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks
- ***Justification:*** This MOS allows a wider variety of open space options specifically curated to the Vision of the Harlin development while still providing a robust, amenitized living experience.





15. MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape

- ***Standard:*** *Signs shall not be irregularly shaped.*
- ***Modification:*** Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
- ***Justification:*** Allows for a diversity of signage typical of a historic hamlet or village appropriate in the Village Green Design Concept.









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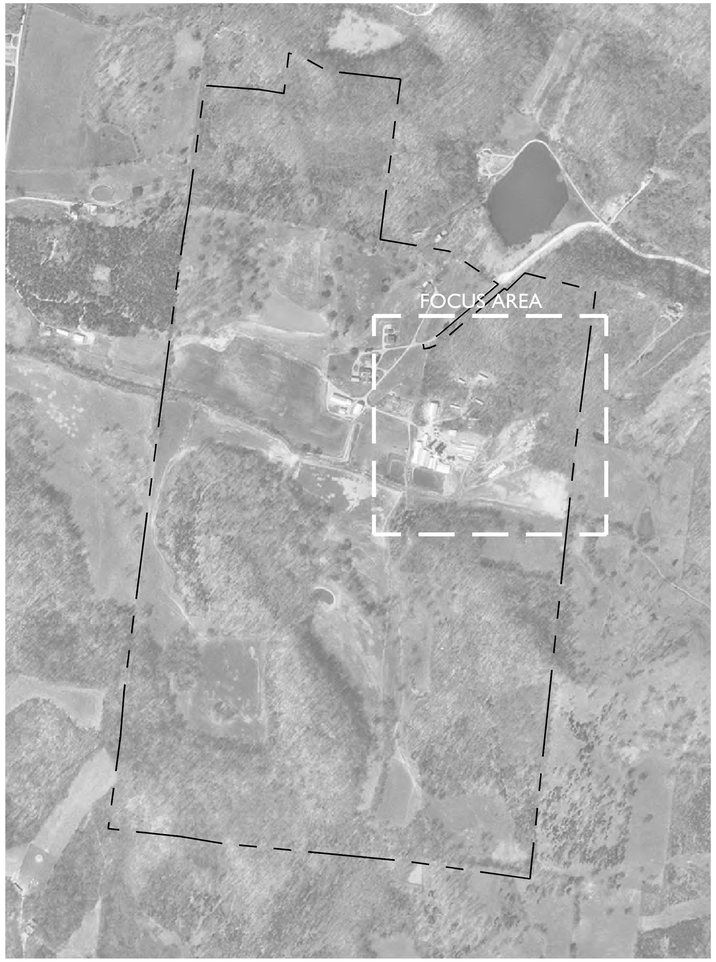
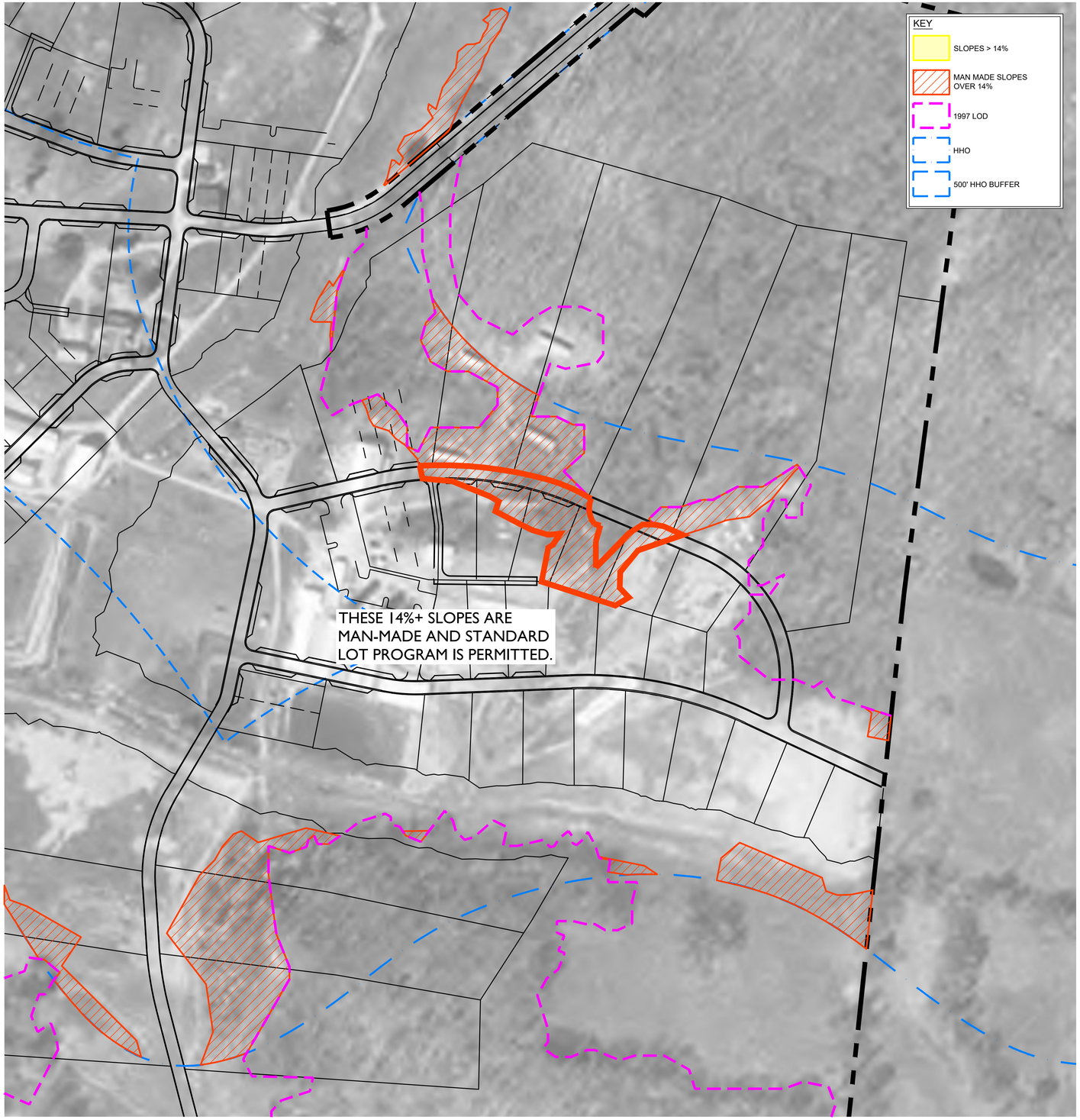
COF # 8704

HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



1997 AERIAL
INTRODUCTION OF MAN-MADE SLOPES ON SITE

N.T.S



FOCUS AREA - SLOPE OVERLAY IN 1997 AERIAL

APPLICANT REQUEST:
AERIAL IMAGERY HAS BEEN PROVIDED TO ILLUSTRATE HISTORICAL MODIFICATIONS TO THE SITE'S TOPOGRAPHY OVER TIME. THESE MAN-MADE ALTERATIONS HAVE RESULTED IN ENGINEERED SLOPES EXCEEDING 14% AS THE AGRICULTURAL OPERATION EXPANDED. AS PART OF THIS SUBMITTAL, THE APPLICANT FORMALLY REQUESTS THAT THESE SPECIFIC AREAS OF 14% OR GREATER SLOPES WITHIN THE 500' HHO BUFFER BE CLASSIFIED AS MAN-MADE SLOPES, THEREBY EXEMPTING THEM FROM PRESERVATION REQUIREMENTS UNDER THE ZONING ORDINANCE.

0' 100' 200' 300'

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

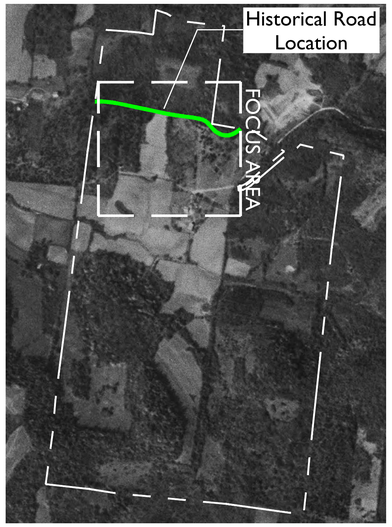
Revision Date

HISTORICAL MAN MADE SLOPES

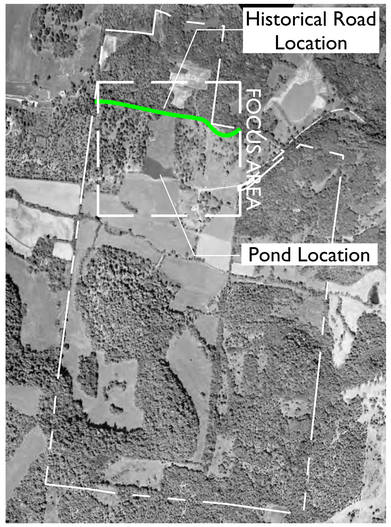
SHEET
C0.9

COF # 8704

HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



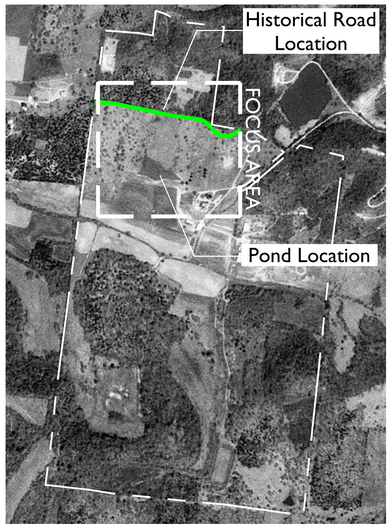
1953 AERIAL
BEFORE POND CONSTRUCTION



1963 AERIAL
AFTER POND CONSTRUCTION

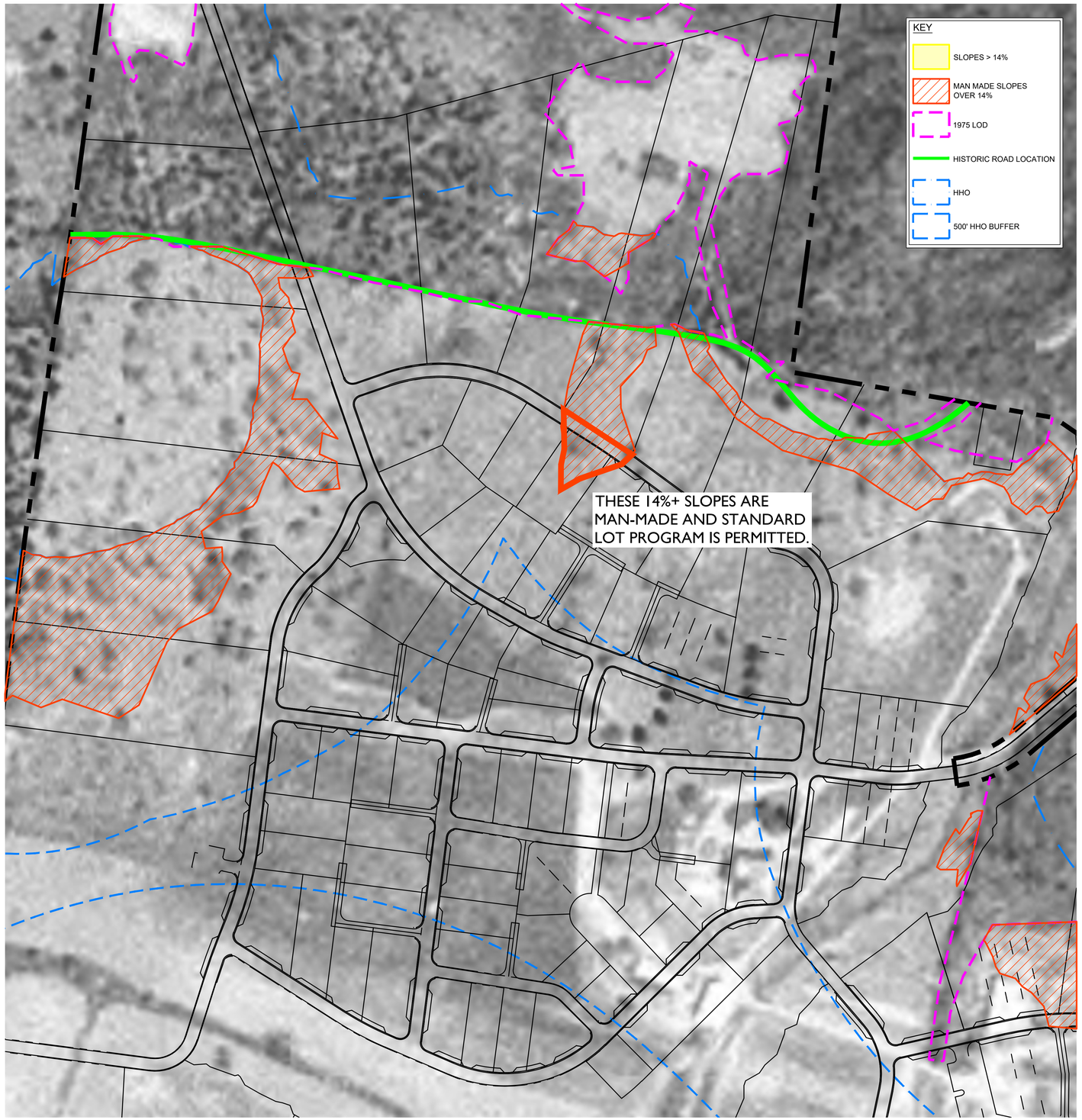


1967 QUADRANGLE
HISTORIC ROAD LOCATION



1975 AERIAL
CLEARING AND GRADING SOUTH OF HISTORIC ROAD LOCATION, CHANNELIZING DRAINAGE TO FEED CONSTRUCTED POND

APPLICANT REQUEST:
AERIAL IMAGERY HAS BEEN PROVIDED TO ILLUSTRATE HISTORICAL MODIFICATIONS TO THE SITE'S TOPOGRAPHY OVER TIME. THESE MAN-MADE ALTERATIONS HAVE RESULTED IN ENGINEERED SLOPES EXCEEDING 14% AS THE AGRICULTURAL OPERATION EXPANDED. AS PART OF THIS SUBMITTAL, THE APPLICANT FORMALLY REQUESTS THAT THESE SPECIFIC AREAS OF 14% OR GREATER SLOPES WITHIN THE 500' HHO BUFFER BE CLASSIFIED AS MAN-MADE SLOPES, THEREBY EXEMPTING THEM FROM PRESERVATION REQUIREMENTS UNDER THE ZONING ORDINANCE.



FOCUS AREA - SLOPE OVERLAY IN 1975 AERIAL

0' 100' 200' 300'

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
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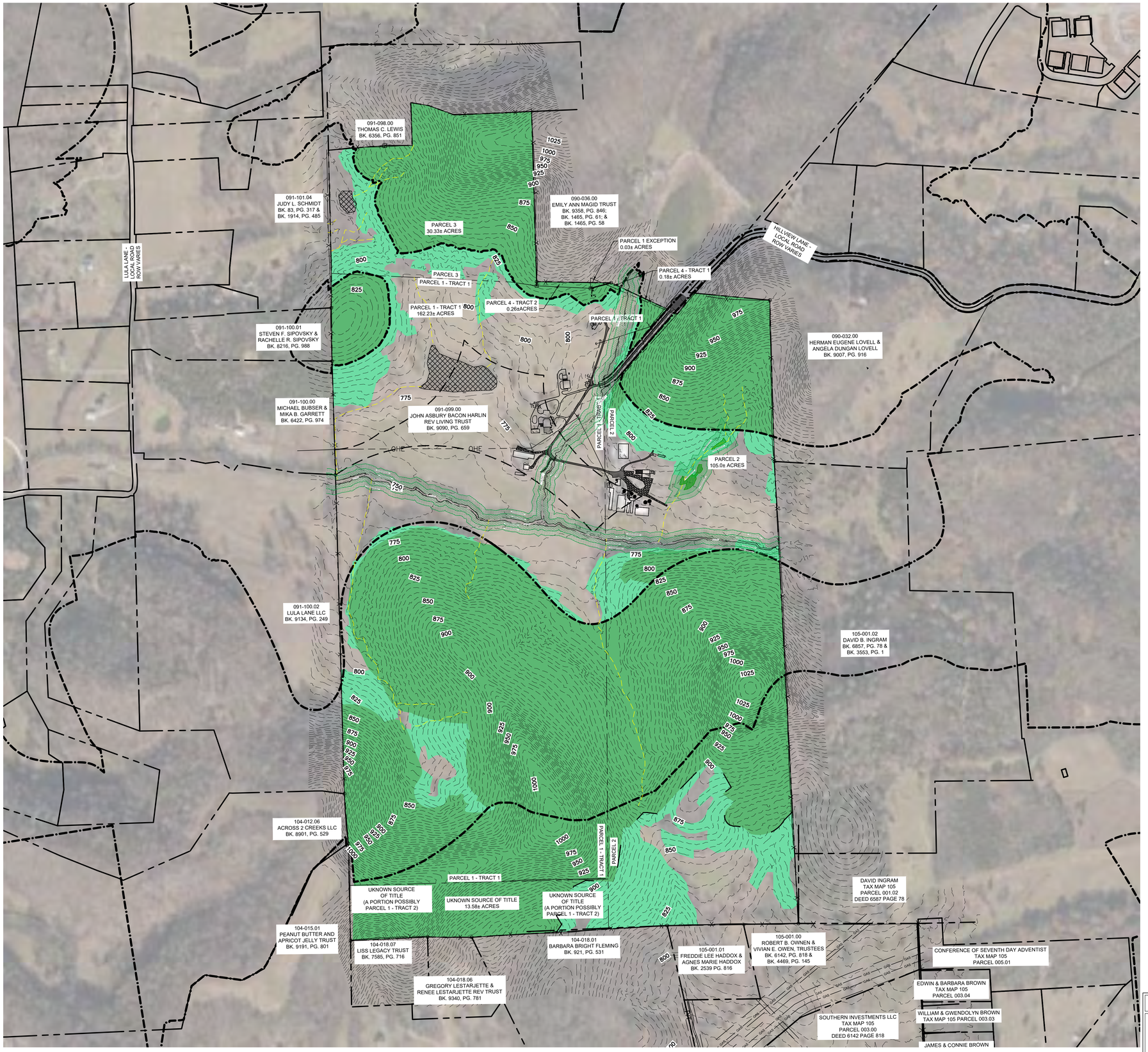
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE

Revision Date
△
△
△
△

HISTORICAL MAN MADE SLOPES
SHEET
C0.10
COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
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EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

H

Kimley»Horn

DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
APRIL 2025

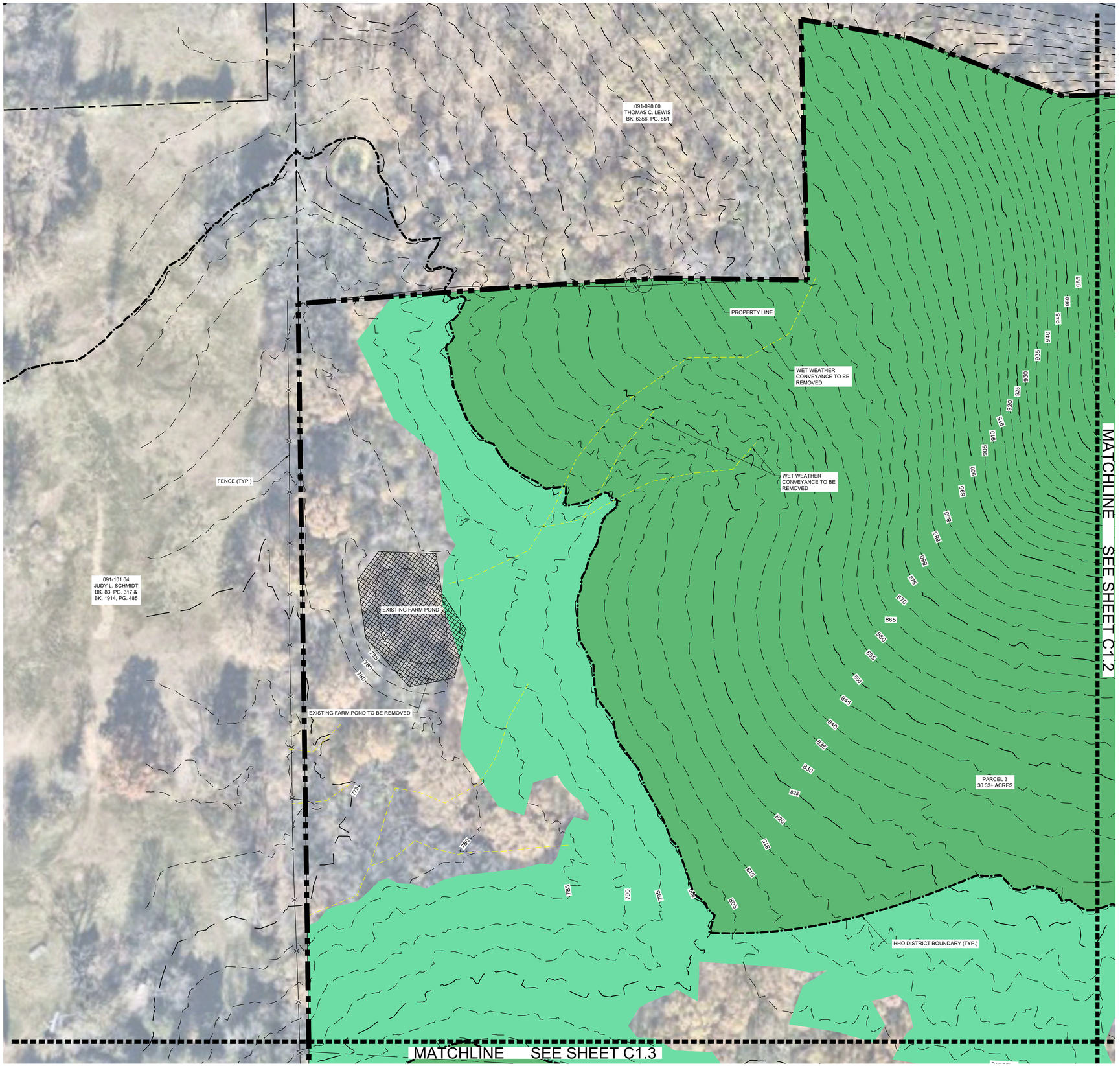
Revision Date

OVERALL EXISTING CONDITIONS

SHEET

C1.0

COF # 8704



LEGEND

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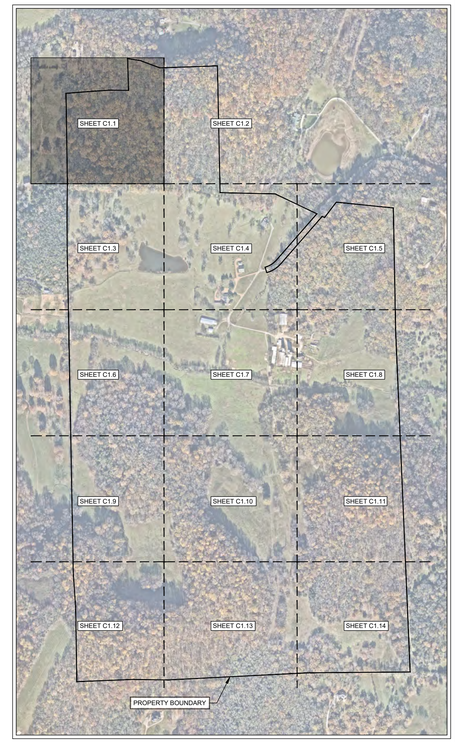

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
MARY McGOVERN
REGISTERED ENGINEER
AGRICULTURE
No. 26, 121320
2025

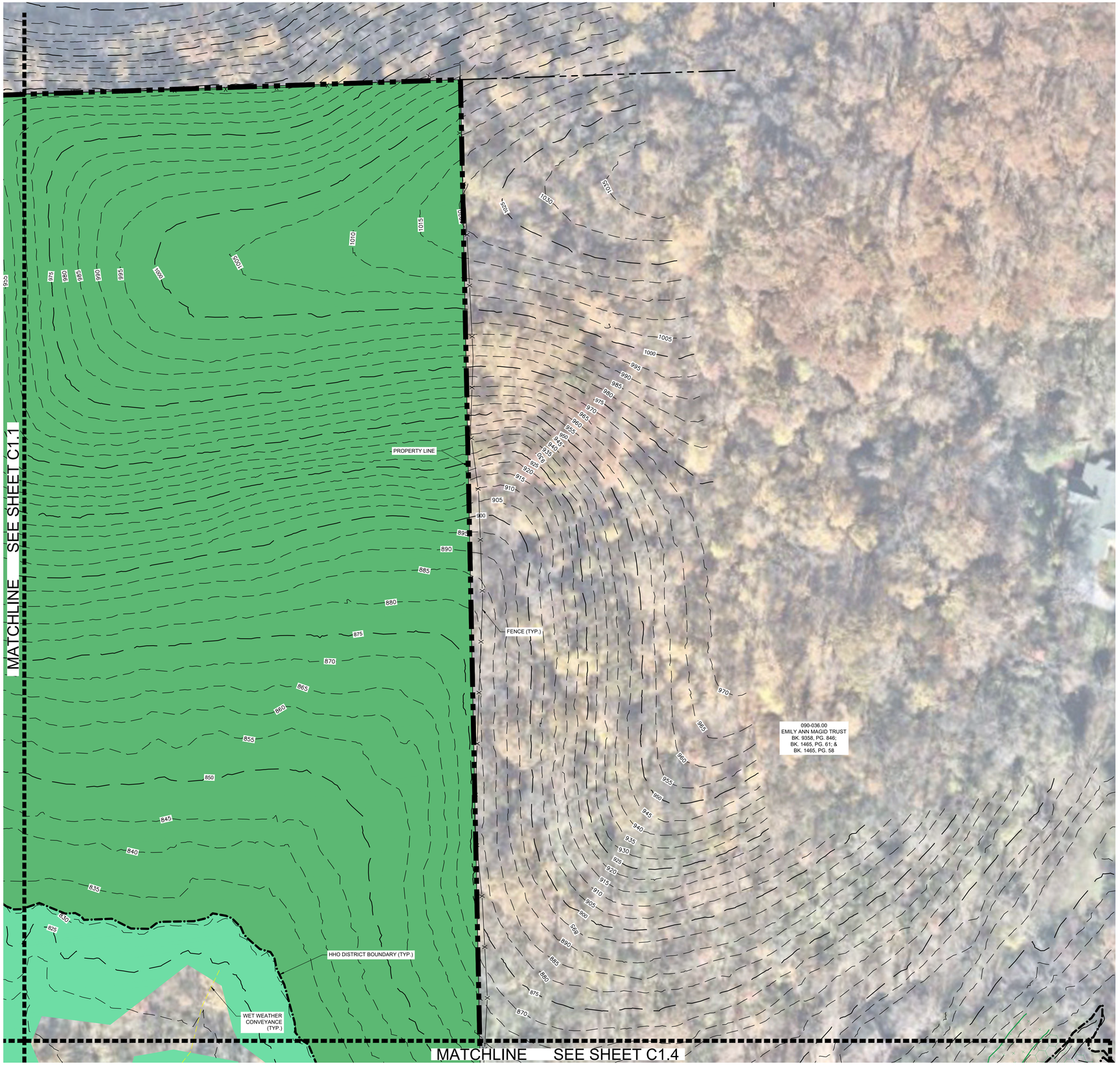
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.1

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
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- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
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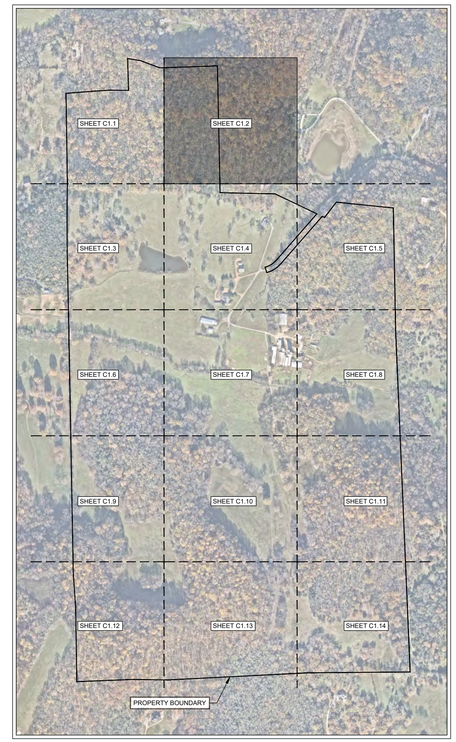

SITE SLOPE TABLE

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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVERN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 12/13/25

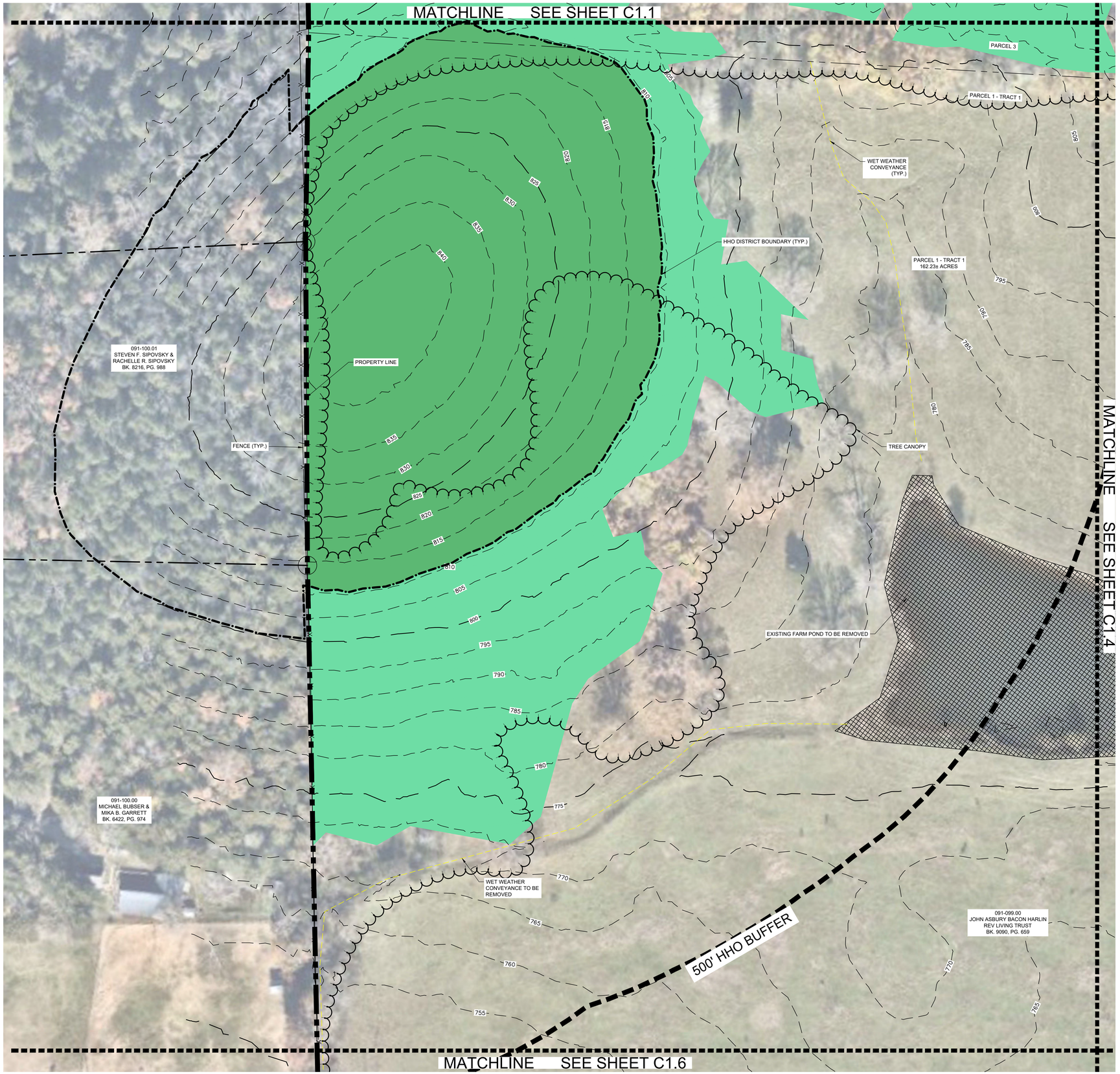
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF # 8704



LEGEND

- EXISTING POND
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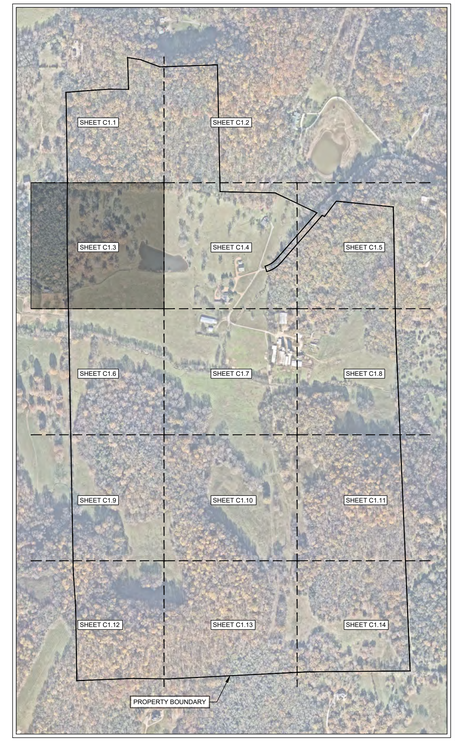

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

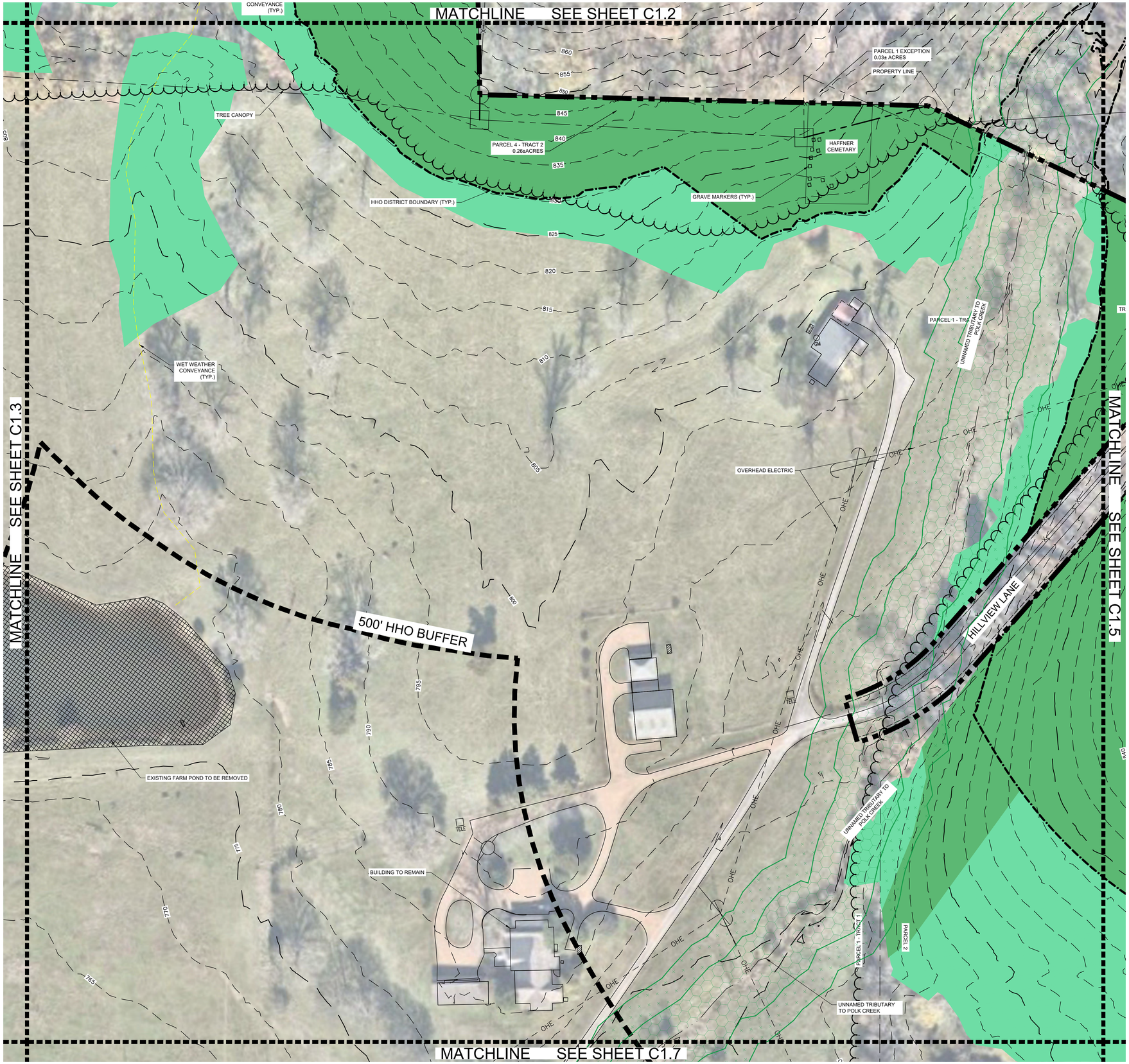
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.3

COF # 8704



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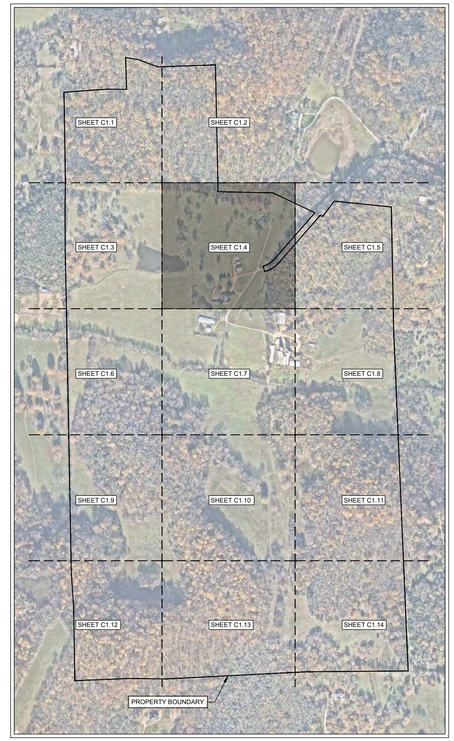

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE
11/18/2025

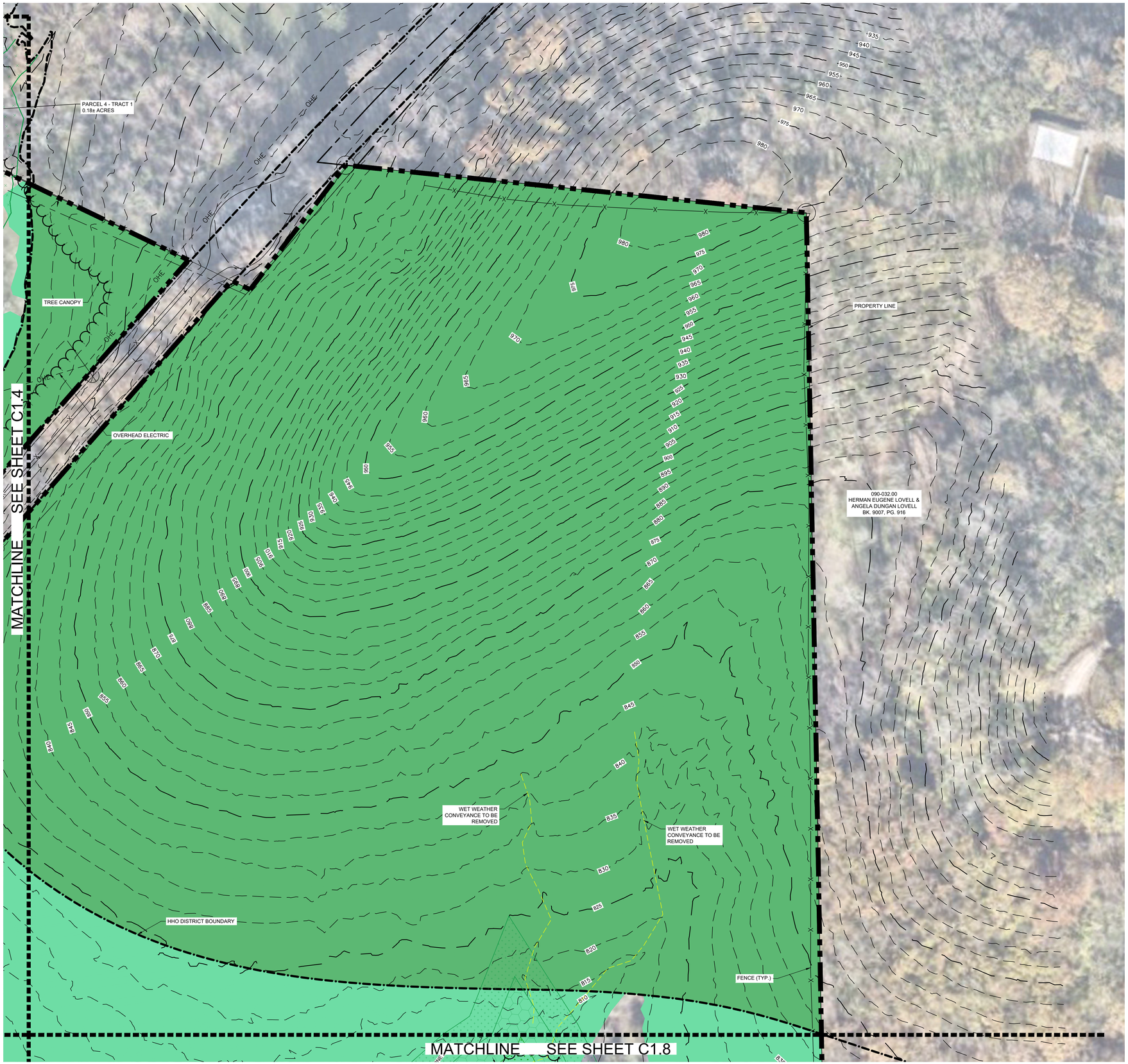
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.4

COF # 8704



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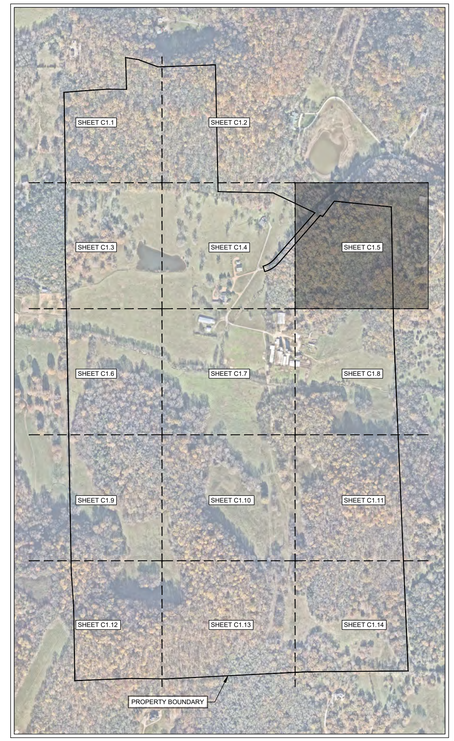

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE STATE OF TENNESSEE 12/1/25 2025

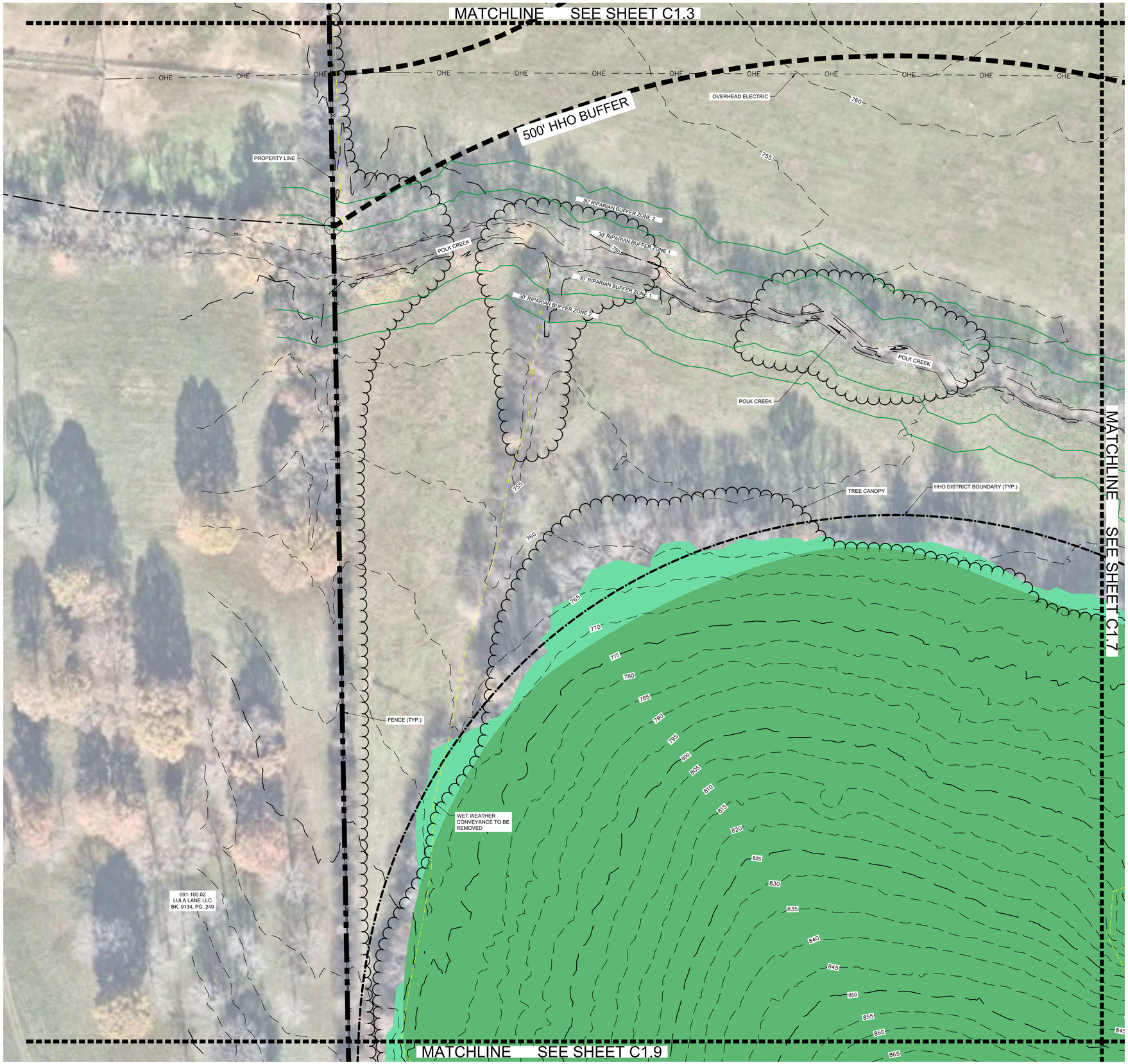
Revision Date

△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.5

COF # 8704



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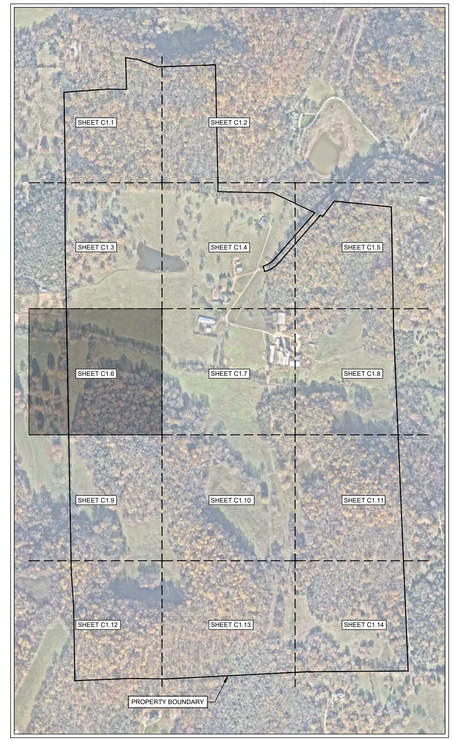

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE
11/13/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.6

COF # 8704

MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.6

MATCHLINE SEE SHEET C1.8

MATCHLINE SEE SHEET C1.10

500' HHO BUFFER

OVERHEAD ELECTRIC

OHE

UNNAMED TRIBUTARY TO POLK CREEK

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

POLK CREEK

TREE CANOPY

WET WEATHER CONVEYANCE TO BE REMOVED

HHO DISTRICT BOUNDARY (TYP.)

740

745

750

755

760

765

770

775

780

785

790

795

800

805

810

815

820

825

830

835

840

845

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

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EXISTING STORMWATER NARRATIVE

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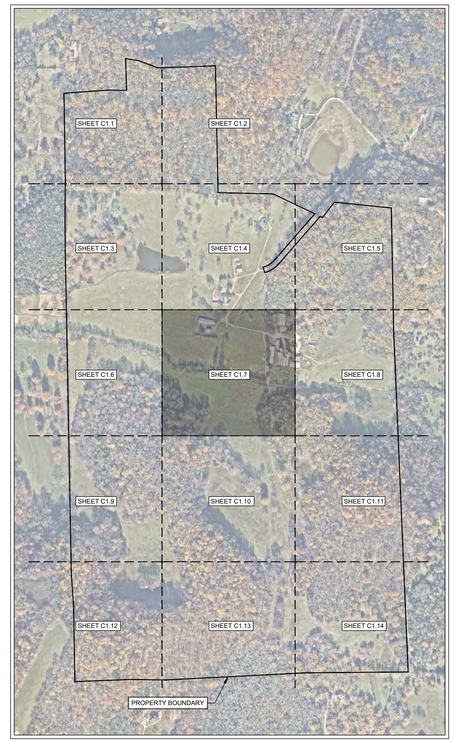
A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE 2025

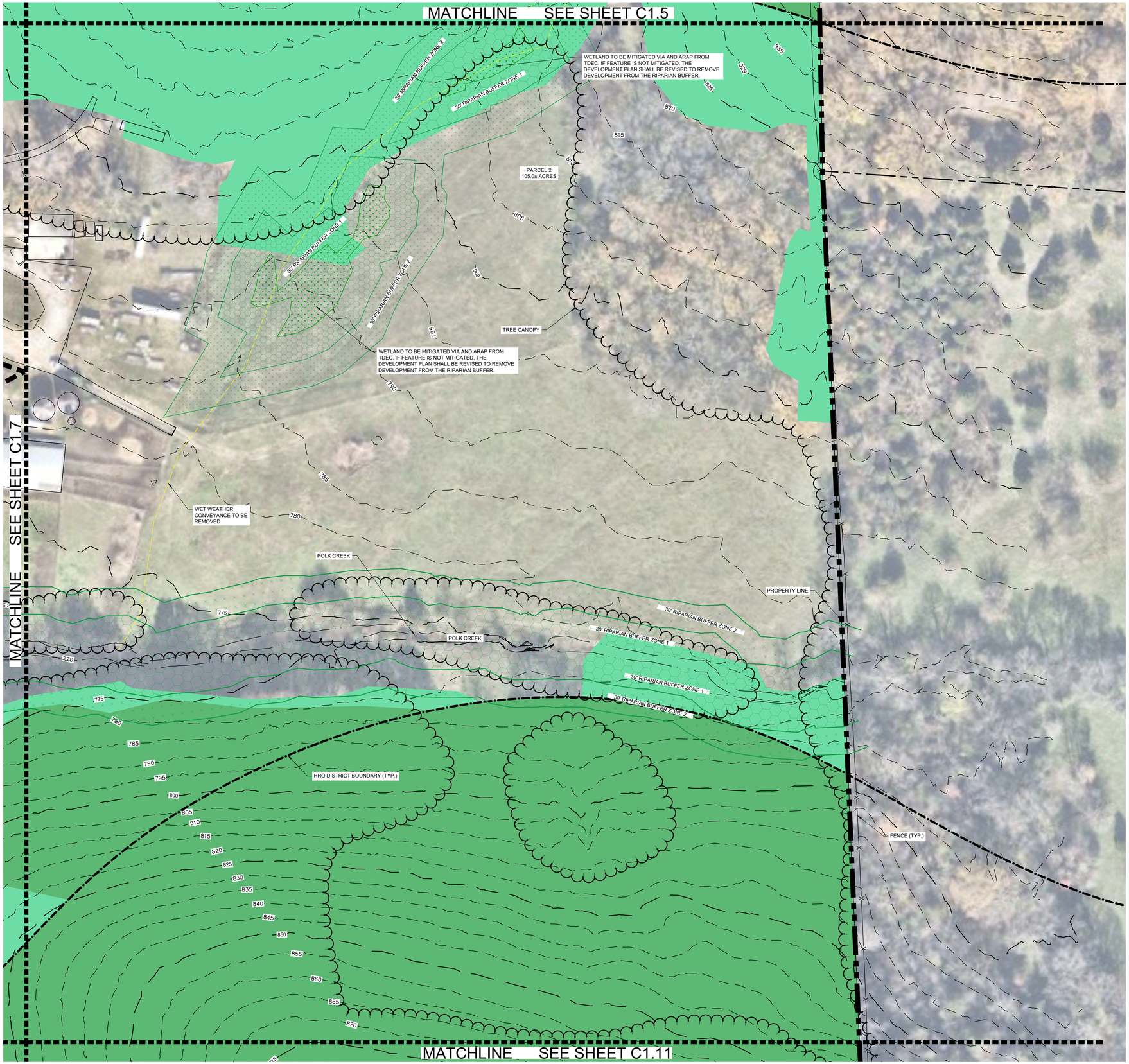
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.7

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
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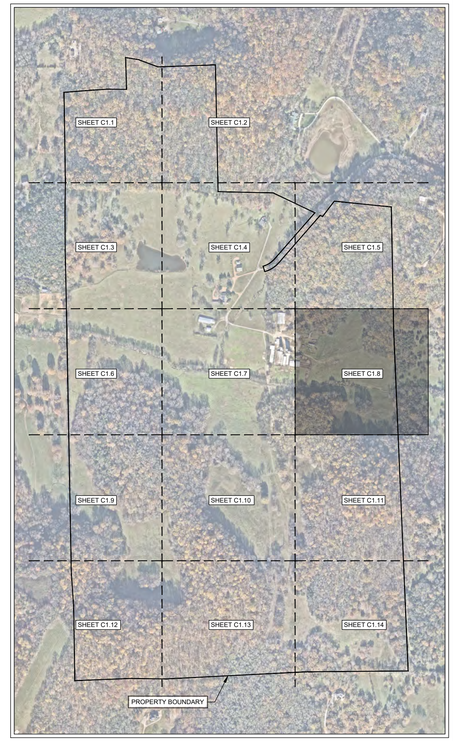

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
11/18/2025

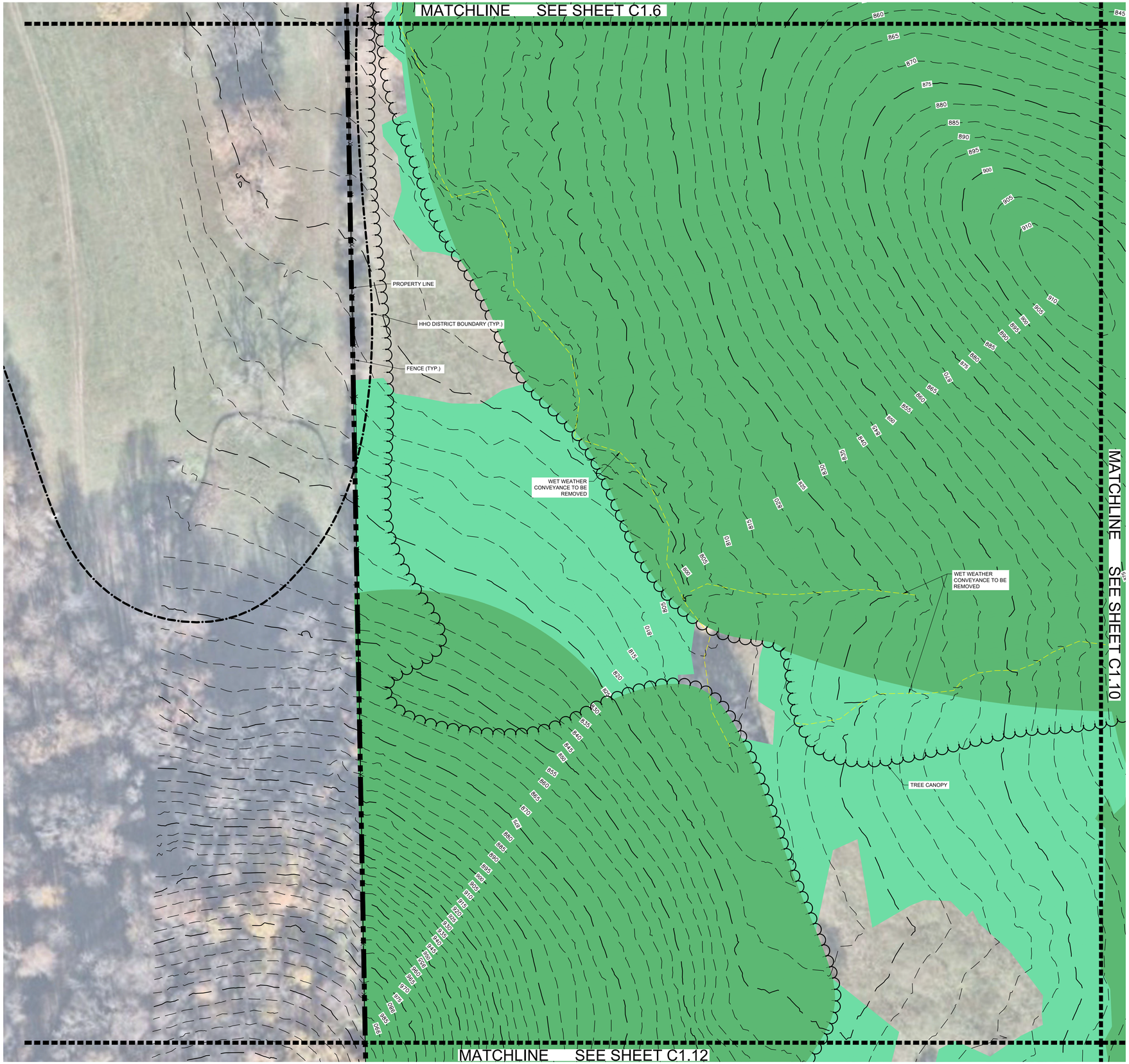
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.8

COF # 8704



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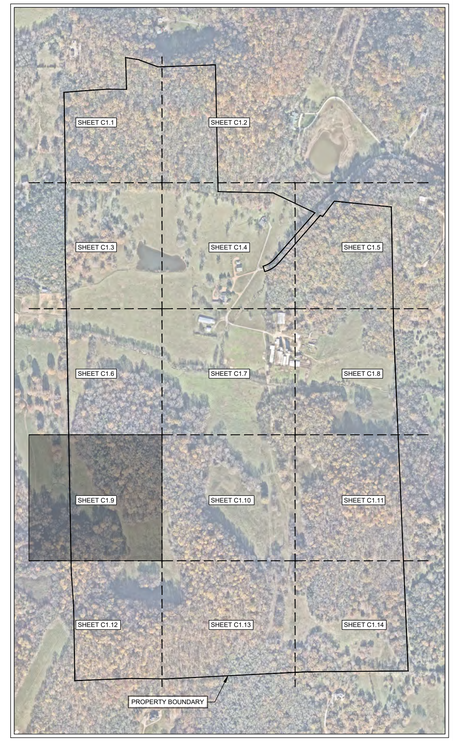

SITE SLOPE TABLE

14% - 19.99%	
20% and above	

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

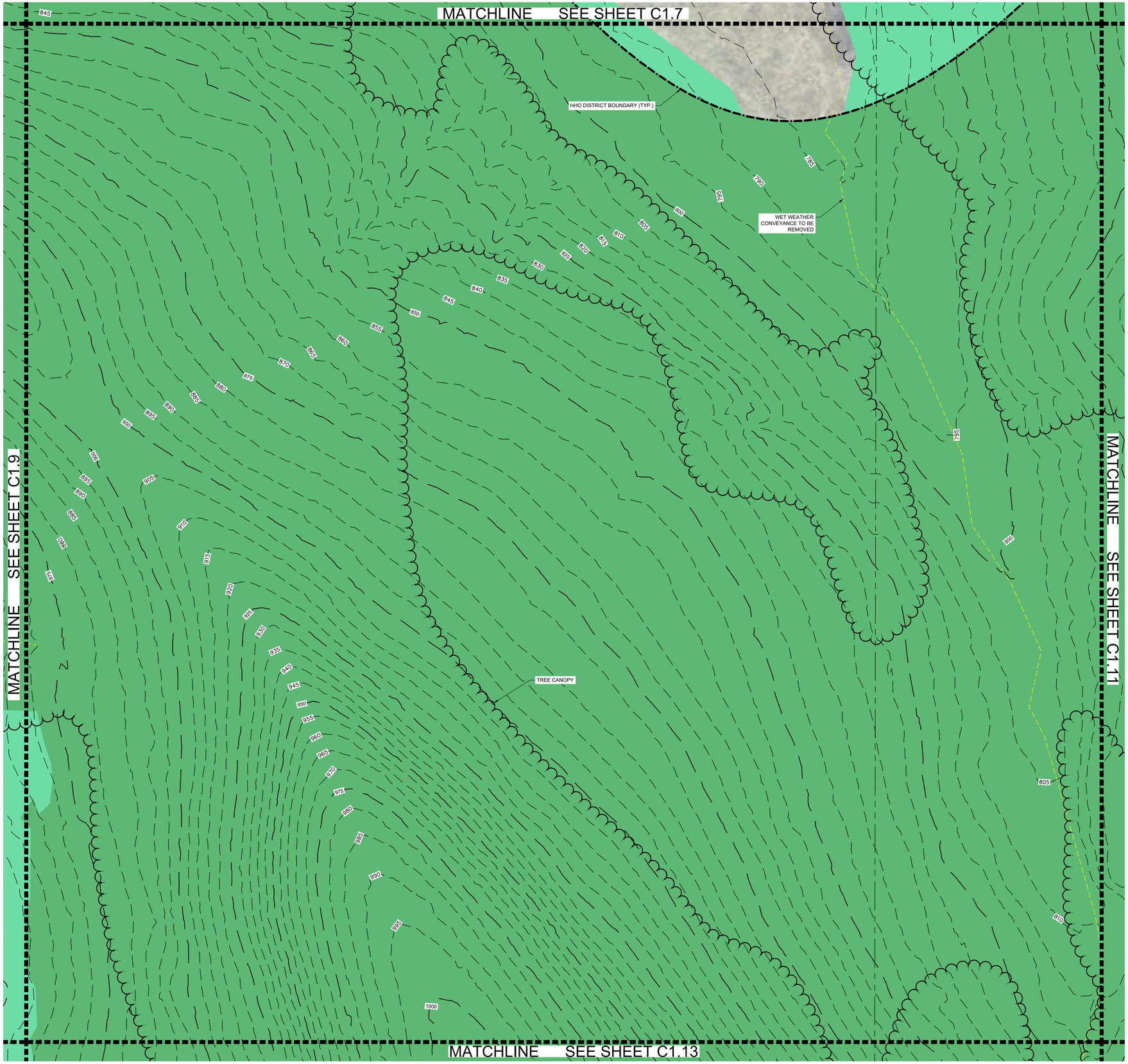
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.9

COF # 8704



LEGEND

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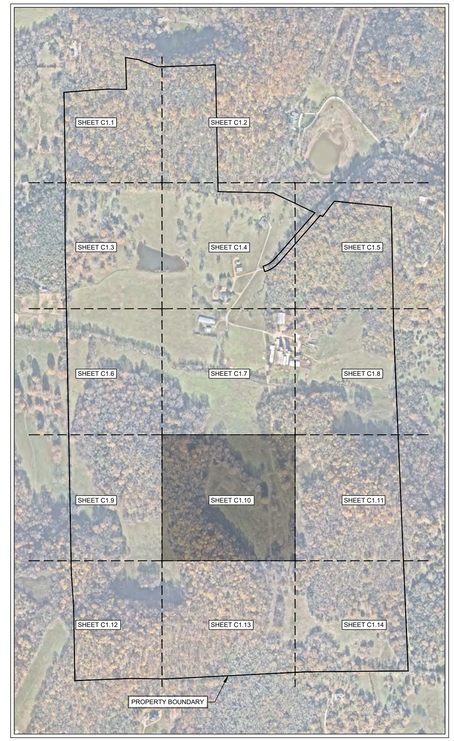

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Kimley»Horn

DesignStudio

sdco PARTNERS

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE
07/18/2025

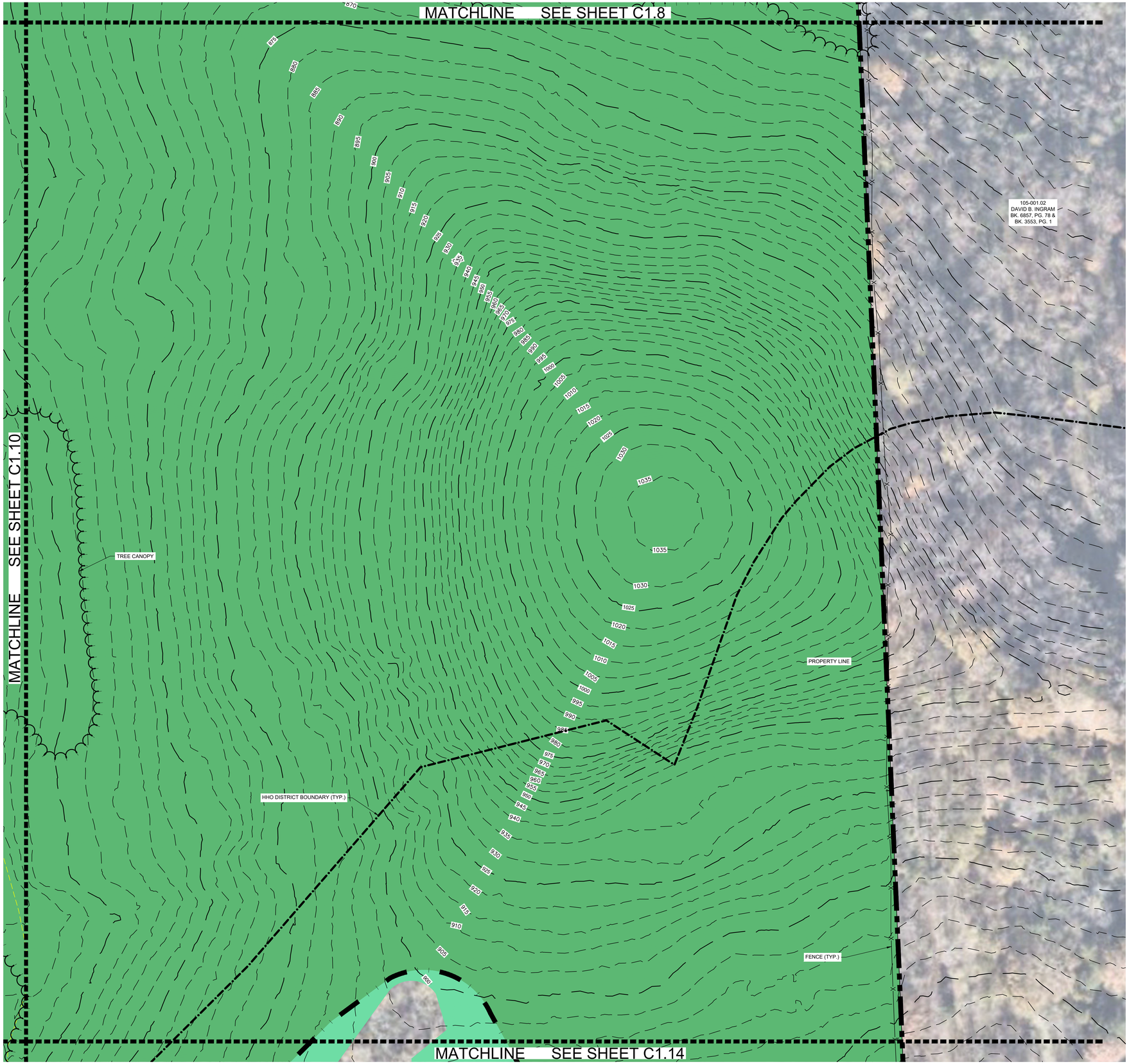
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.10

COF # 8704



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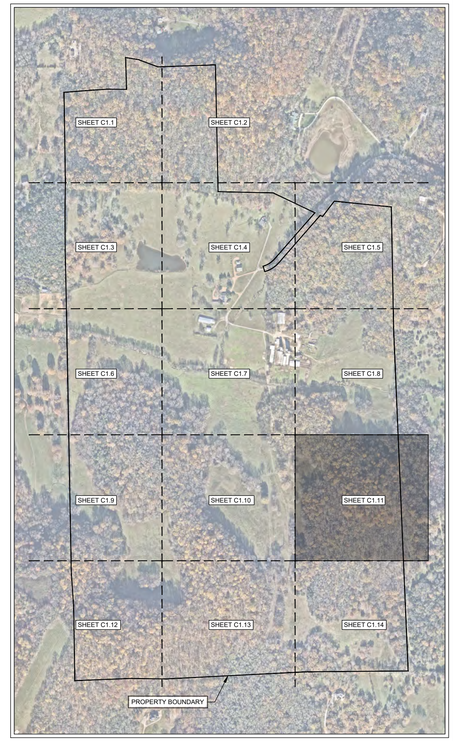

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE

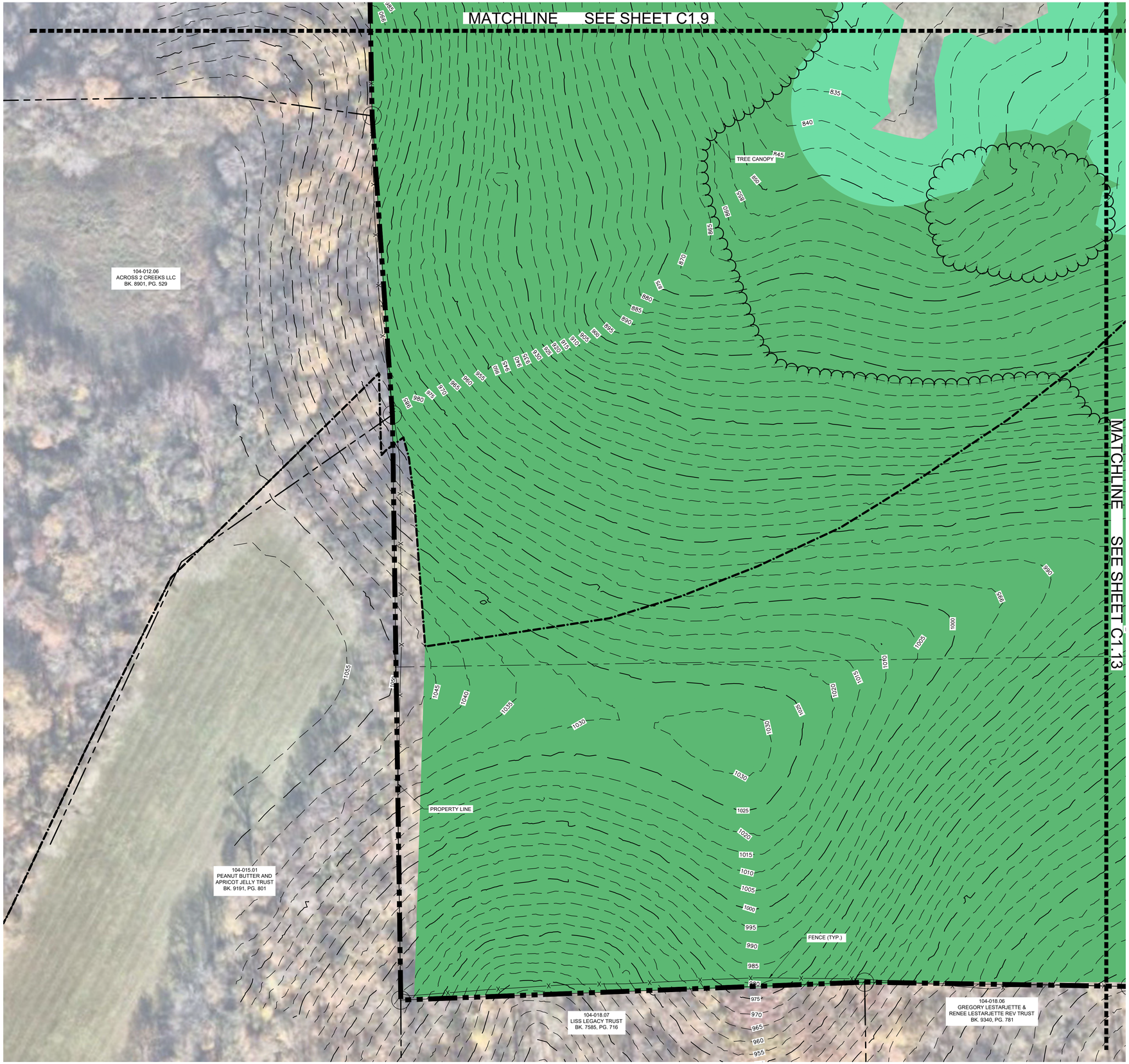
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.11

COF # 8704



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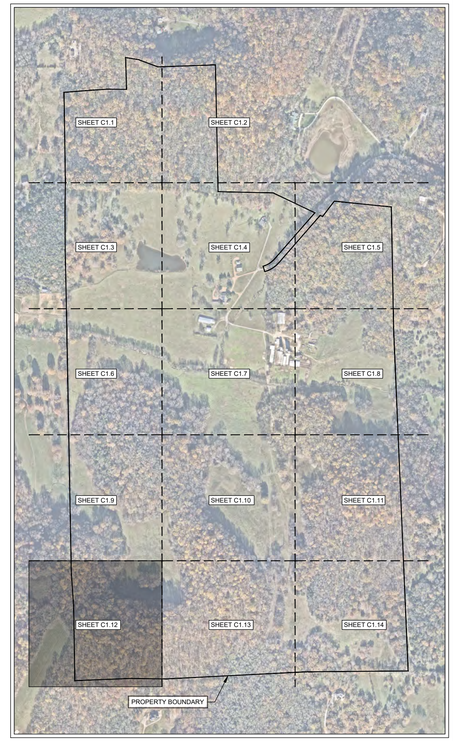

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Franklin, Williamson County, Tennessee

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REGISTERED ENGINEER
AGRICULTURE
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STATE OF TENNESSEE
2025

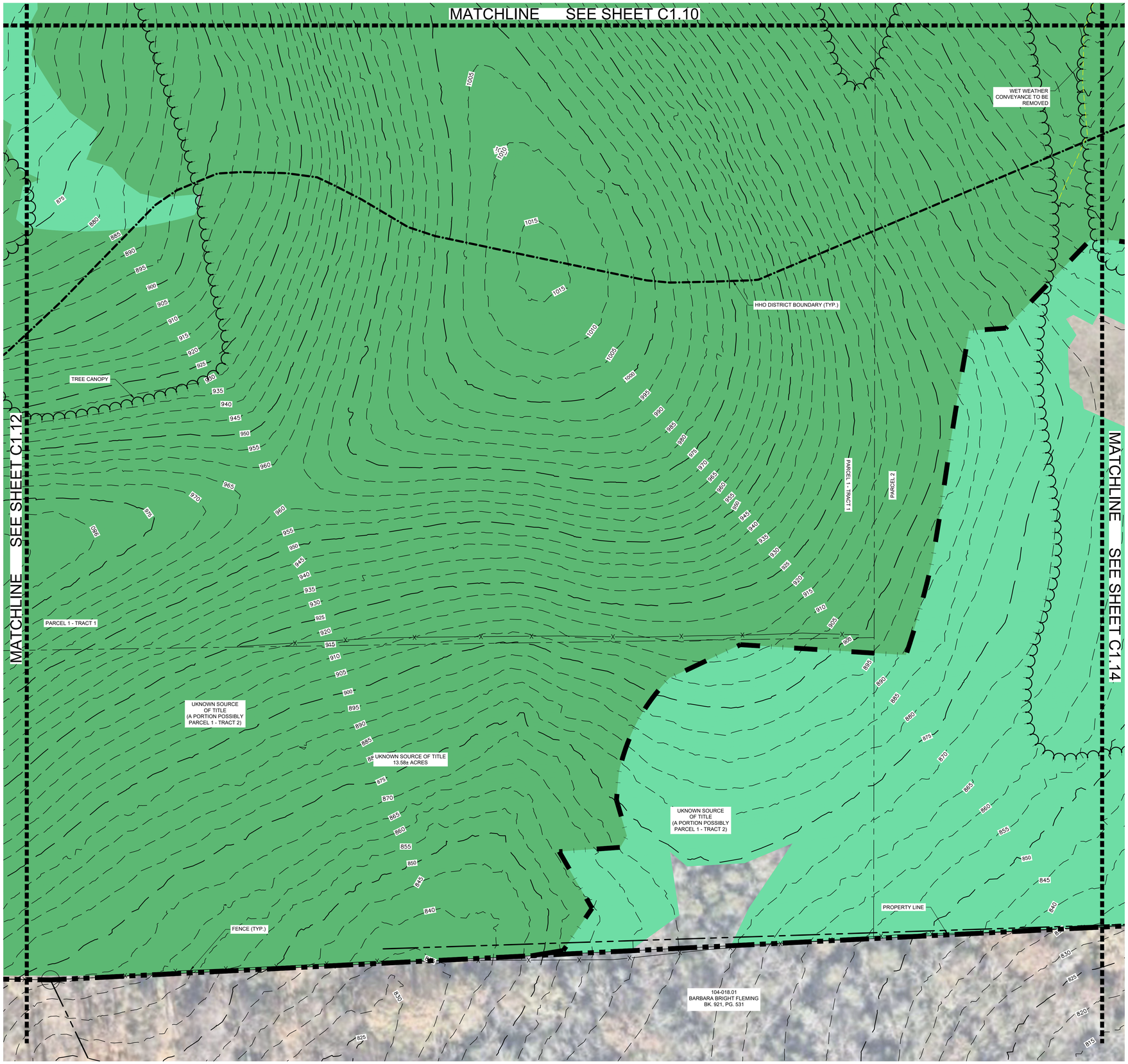
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.12

COF # 8704



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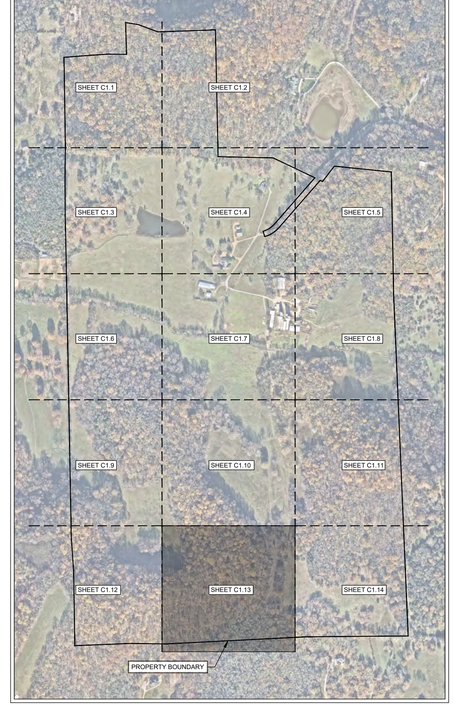

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121320 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.13

COF # 8704

MATCHLINE SEE SHEET C1.11

MATCHLINE SEE SHEET C1.13

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY LINE

TREE CANOPY

FENCE (TYP.)

DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142; PG. 818 &
BK. 4469, PG. 145

LEGEND

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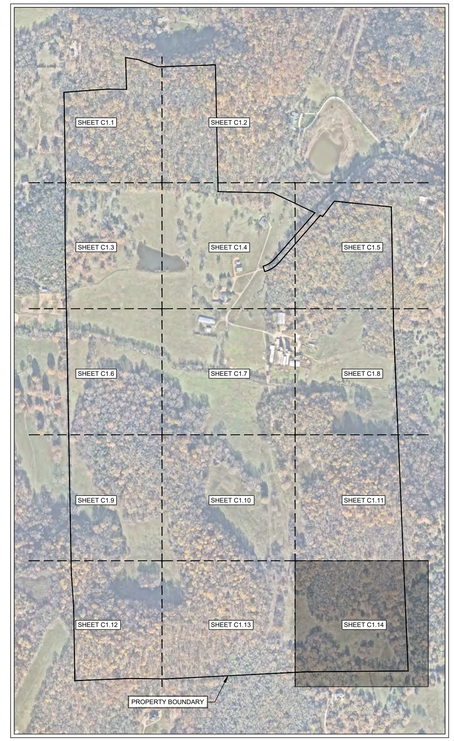

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12/31/25
STATE OF TENNESSEE
2025

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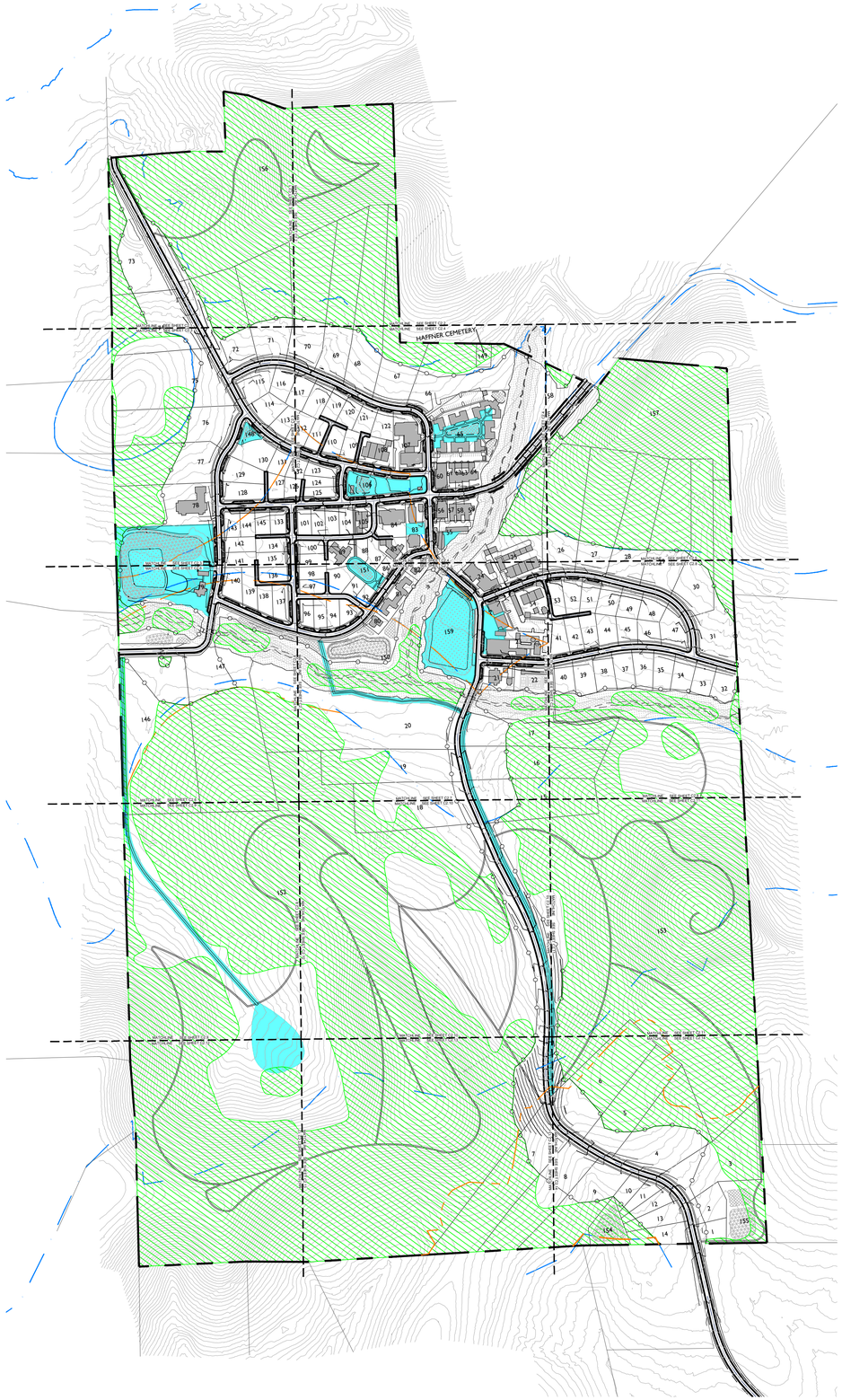
SHEET
C1.14

COF # 8704



PERMITTED USES

AGRICULTURE USES:
Agricultural Uses
Community Gardens

RESIDENTIAL USES:
Duplexes
Live/Work Units
Multifamily Residential (small multifamily up to 12 units)
Single-Family Residential
Townhouses

RECREATION USES:
Active Recreation
Commercial Recreation
Neighborhood Amenities
Passive Parks and Open Space

CIVIC AND INSTITUTIONAL USES:
Places of Public Assembly

COMMERCIAL USES:
Event Venues
Hotels
Offices
Personal Services
Restaurants
Retail
Rural Retreats

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION
OVERALL SITE AREA: 13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY: 63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION: 18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION: 70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:
TOTAL SITE ACREAGE: 311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE *(OVER 30,000 SF)*: 77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE: 234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*: REQUIRED: 5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED: 5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:
MINIMUM OPEN SPACE REQUIREMENT: 70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED: 71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

N
0' 300' 600' 900'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8704



1 C2.0A MIXED-USE ENLARGEMENT | NORTH VILLAGE

N

0' 50' 100' 150'

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
										Required Parking									
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
										Required Parking									
A	MU Building Corner	2-3	0	5,000	2,500	0	0	0	8	0	15	7	0	0	0	16	38	Surface	48
B	MU Building Twin 1	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Parallel	42
C	MU Building Twin 2	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Structured	0
D	Jewel Box 1	1	0	0	1,000	0	0	0		0	0	3	0	0	0	0	3	Garage	24
E	Club Room Facility	2-3	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

Notes:
* - Hotel may include spa, bar, restaurant or meeting space.
* - In addition to the Hospitality / Mixed Use the "Inn" parcel may be single family and the "Cottages" may be multifamily.
** - A "Jewel Box" for Commercial , or as a Neighborhood Amenity, uses shall be dashed in at the North Village Plaza. This use would fall within the PUD entitlements listed.
Outdoor Patio does not count towards entitlements, but only parking ratios.

Parking Matrix

	Minimum Parking Rate	
	Rate	Ratio
Residential*	Unit	2.00
Civic**	Occupant	0.33
Hotel	Guest Room	1.00
Retail	Per 1,000 sf	2.50
Office	Per 1,000 sf	2.85
Restaurant	Per 1,000 sf	7.50
Outdoor Dining	Per 1,000 sf	7.50

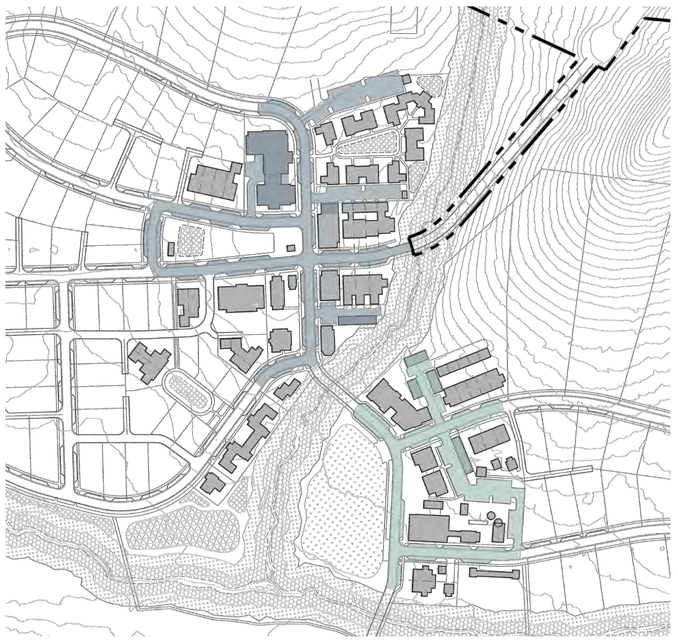
Notes:
* - All Residential unit types shall park at 2 stalls per unit and be provided off street.
** - Civic parking rates shall vary, but this listing is for assembly hall parking ratio.

Overall Parking Provided

	Counts
Surface	123
Parallel	261
Structured	29
Garage	36
TOTAL	449

MOS NOTE:
A MODIFICATION OF STANDARDS REQUEST IS INCLUDED IN THIS SUBMITTAL WHICH REQUESTS TO UTILIZE CFO PARKING MINIMUMS PER THE CITY OF FRANKLIN ZONING ORDINANCE.

ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT.



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1039

Revision Date
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MIXED USE ENLARGEMENT
SHEET
C2.0A
COF # 8704



I C2.0B MIXED-USE ENLARGEMENT | SOUTH VILLAGE

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking									
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
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F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

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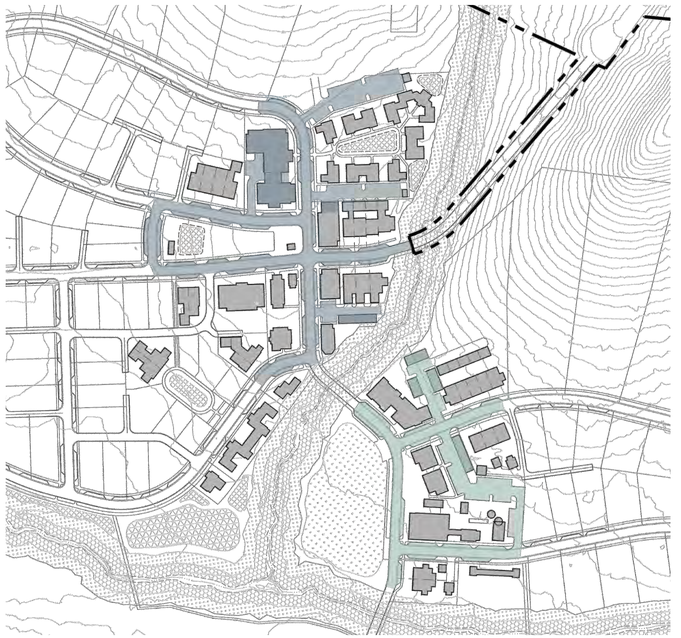
ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT (SIMILAR TO MULTIPLEX IN THE ZONING ORDINANCE).



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1309

Revision Date
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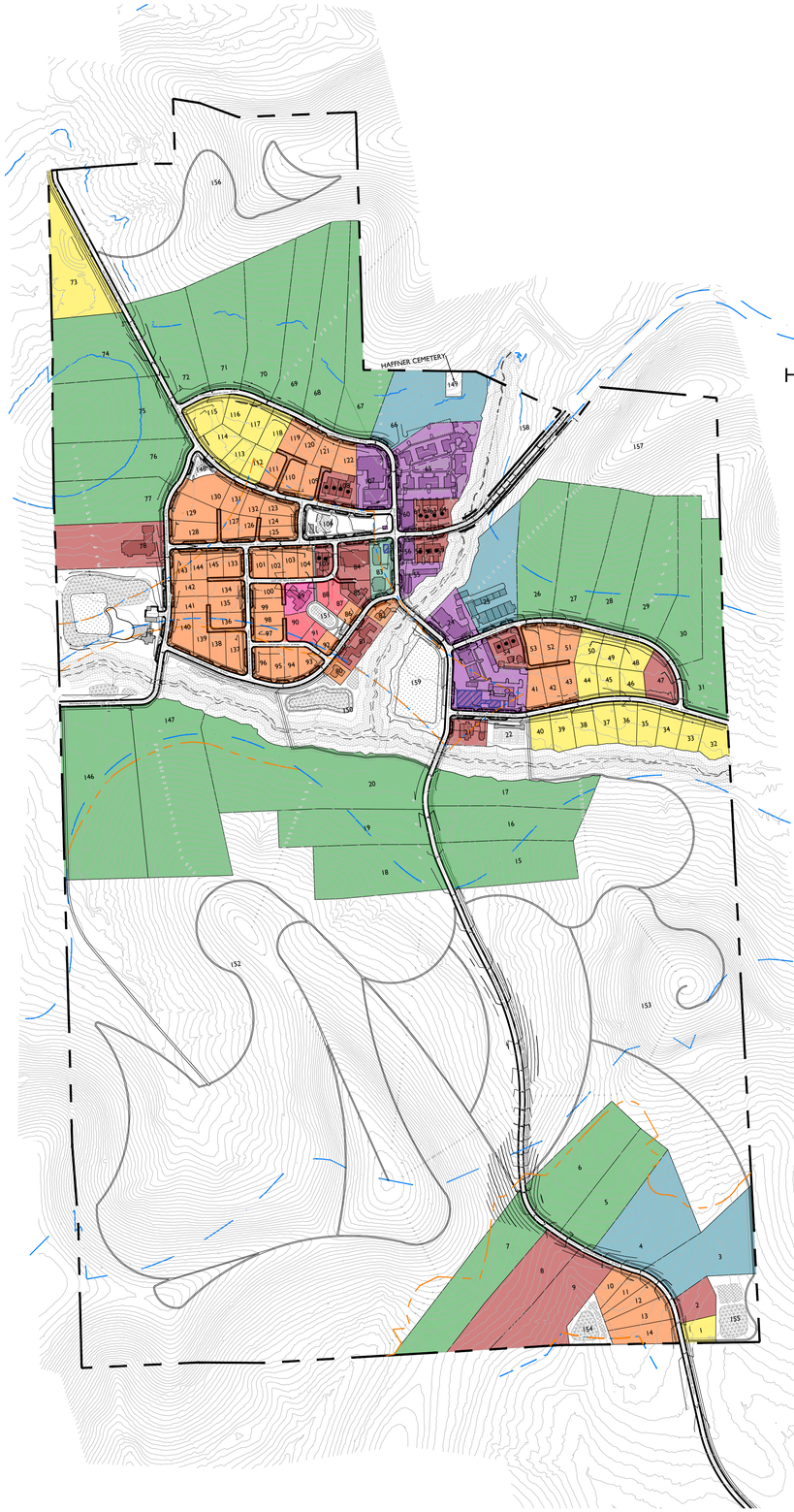
MIXED USE ENLARGEMENT
SHEET
C2.0B
COF # 8704



KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

Lot Takedown Chart

Lot Number	Use	Lot Type	Unit Count	SF	Keys	Height (stories)	Multifamily* Type	Commercial Type	Lot Pricing Category
1	Residential - SF	Front Load	1						Front Load (90')
2	Residential - MF	Multifamily*	3			2-2.5	Townhouses		Townhouse
3	Residential - MF	HHO Lot - Multifamily*	2			2-2.5	Duplex		Townhouse
4	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
5	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
6	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
7	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
8	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
9	Residential - MF	HHO Lot - Multifamily*	3			2-2.5	Townhouses		Townhouse
10	Residential - SF	Rear Load** **	1						Rear Load**** (70')
11	Residential - SF	Rear Load** **	1						Rear Load**** (70')
12	Residential - SF	Rear Load** **	1						Rear Load**** (70')
13	Residential - SF	Rear Load** **	1						Rear Load**** (70')
14	Residential - SF	Rear Load** **	1						Rear Load**** (70')
15	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
16	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
17	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
18	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
19	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
20	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
21	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
22	Community Amenity		0			1			No Land Basis
23	Mixed Use/ Civic/ Commercial	Mixed Use	4	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
24	Mixed Use	Mixed Use	8	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Condo Flats
25	Residential - MF	HHO Lot - Multi Family*	5			2-3	Townhouses		Townhouse
26	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
27	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
28	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
29	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
30	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
31	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
32	Residential - SF	Front Load	1						Front Load (90')
33	Residential - SF	Front Load	1						Front Load (90')
34	Residential - SF	Front Load	1						Front Load (90')
35	Residential - SF	Front Load	1						Front Load (90')
36	Residential - SF	Front Load	1						Front Load (90')
37	Residential - SF	Front Load	1						Front Load (90')
38	Residential - SF	Front Load	1						Front Load (90')
39	Residential - SF	Front Load	1						Front Load (90')
40	Residential - SF	Front Load	1						Front Load (90')
41	Residential - SF	Rear Load**	1						Rear Load**** (70')
42	Residential - SF	Rear Load**	1						Rear Load** (70')
43	Residential - SF	Rear Load**	1						Rear Load** (70')
44	Residential - SF	Front Load	1						Front Load (90')
45	Residential - SF	Front Load	1						Front Load (90')
46	Residential - SF	Front Load	1						Front Load (90')
47	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
48	Residential - SF	Front Load	1						Front Load (90')
49	Residential - SF	Front Load	1						Front Load (90')
50	Residential - SF	Front Load	1						Front Load (90')
51	Residential - SF	Rear Load**	1						Rear Load** (70')
52	Residential - SF	Rear Load**	1						Rear Load** (70')
53	Residential - SF	Rear Load**	1						Rear Load** (70')
54	Residential - MF	Multi Family*	3			2-3	Townhouses		Townhouse
55	Commercial	Commercial	0	3,000		1-2		See Commercial & Mixed Use Summary Tab	No Land Basis
56	Mixed Use	Mixed Use	4	4,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
57	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
58	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
59	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
60	Mixed Use	Mixed Use	2	5,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
61	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
62	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
63	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
64	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
65	Hospitality / Mixed Use/ Residential - MF	Multi Family* - Courtyard	13		Keys***	1-2	Duplex/Townhouses/Small Scale Multifamily		Townhouse
66	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
67	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
68	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
69	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
70	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
71	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
72	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
73	Residential - SF	Front Load	1						HHO - Single Family (2 acre)
74	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
75	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
76	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
77	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
78	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
79	Community Amenity		0			1-2			No Land Basis
80	Residential - SF	Rear Load**	1						Rear Load** (70')
81	Residential - SF	Multi Family*	4			2-2.5	Townhouses		Townhouse
82	Residential - SF	Rear Load**	1					See Commercial & Mixed Use Summary Tab	Rear Load** (70')
83	Civic / Commercial	Civic	0	2,500		1-2			No Land Basis
84	Residential - MF/ Mixed Use	Multi Family*	12			2-3	Small Scale Multifamily		
85	Residential - MF	Multi Family	2			2-2.5	Duplex		Townhouse
86	Residential - SF	Rear Load**	1						Rear Load** (70')
87	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
88	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
89	Residential - MF	Multi Family* - Courtyard	2			2-2.5	Duplex		Townhouse
90	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
91	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
92	Residential - SF	Rear Load**	1						Rear Load** (70')
93	Residential - SF	Rear Load**	1						Rear Load** (70')
94	Residential - SF	Rear Load**	1						Rear Load** (70')
95	Residential - SF	Rear Load**	1						Rear Load** (70')
96	Residential - SF	Rear Load**	1						Rear Load** (70')
97	Residential - SF	Rear Load**	1						Rear Load** (70')
98	Residential - SF	Rear Load**	1						Rear Load** (70')
99	Residential - SF	Rear Load**	1						Rear Load** (70')
100	Residential - SF	Rear Load**	1						Rear Load** (70')
101	Residential - SF	Rear Load**	1						Rear Load** (70')
102	Residential - SF	Rear Load**	1						Rear Load** (70')
103	Residential - SF	Rear Load**	1						Rear Load** (70')
104	Residential - SF	Rear Load**	1						Rear Load** (70')
105	Residential - MF	Multi Family*	2			2-2.5	Duplex		Rear Load** (70')
106	Civic / Commercial	Civic	0	500		1		See Commercial & Mixed Use Summary Tab	No Land Basis
107	Hospitality / Mixed Use / Residential - SF	Hospitality	4	2,000	Keys***	2.5		See Commercial & Mixed Use Summary Tab	Hotel Key
108	Residential - MF	Multi Family*	4			2-3	Townhouses		Townhouse
109	Residential - SF	Rear Load**	1						Rear Load** (70')
110	Residential - SF	Rear Load**	1						Rear Load** (70')
111	Residential - SF	Rear Load**	1						Rear Load** (70')
112	Residential - SF	Front Load	1						Front Load (90')
113	Residential - SF	Front Load	1						Front Load (90')
114	Residential - SF	Front Load	1						Front Load (90')
115	Residential - SF	Front Load	1						Front Load (90')
116	Residential - SF	Front Load	1						Front Load (90')
117	Residential - SF	Front Load	1						Front Load (90')
118	Residential - SF	Front Load	1						Front Load (90')
119	Residential - SF	Rear Load**	1						Rear Load** (70')
120	Residential - SF	Rear Load**	1						Rear Load** (70')
121	Residential - SF	Rear Load**	1						Rear Load** (70')
122	Residential - SF	Rear Load**	1						Rear Load** (70')
123	Residential - SF	Rear Load**	1						Rear Load** (70')
124	Residential - SF	Rear Load**	1						Rear Load** (70')
125	Residential - SF	Rear Load**	1						Rear Load** (70')
126	Residential - SF	Rear Load**	1						Rear Load** (70')
127	Residential - SF	Rear Load**	1						Rear Load** (70')
128	Residential - SF	Rear Load**	1						Rear Load** (70')
129	Residential - SF	Rear Load**	1						Rear Load** (70')
130	Residential - SF	Rear Load**	1						Rear Load** (70')
131	Residential - SF	Rear Load**	1						Rear Load** (70')
132	Residential - SF	Rear Load**	1						Rear Load** (70')
133	Residential - SF	Rear Load**	1						Rear Load** (70')
134	Residential - SF	Rear Load**	1						Rear Load** (70')
135	Residential - SF	Rear Load**	1						Rear Load** (70')
136	Residential - SF	Rear Load**	1						Rear Load** (70')
137	Residential - SF	Rear Load**	1						Rear Load** (70')
138	Residential - SF	Rear Load**	1						Rear Load** (70')
139	Residential - SF	Rear Load**	1						Rear Load** (70')
140	Residential - SF	Rear Load**	1						Rear Load** (70')
141	Residential - SF	Rear Load**	1						Rear Load** (70')
142	Residential - SF	Rear Load**	1						Rear Load** (70')
143	Residential - SF	Rear Load**	1						Rear Load** (70')
144	Residential - SF	Rear Load**	1						Rear Load** (70')
145	Residential - SF	Rear Load**	1						Rear Load** (70')
146	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
147	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
148	Open Space								No Land Basis
149	Open Space								
150	Open Space								
151	Open Space								
152	Open Space								
153	Open Space								
154	Open Space								
155	Open Space								
156	Open Space								
157	Open Space								
158	Open Space								
159	Open Space								
Total			242	32,000	80				

NOTE:
* "Multifamily" shall mean any form of attached residential buildings including Duplex, Townhouse, Farmstead Residential, or Small Scale Multifamily up to 12 attached residential dwelling units.
** Rear Load refers to Single Family Lots that have a side or rear facing garage accessed via a shared driveway easement
*** No more than 80 total hotel keys

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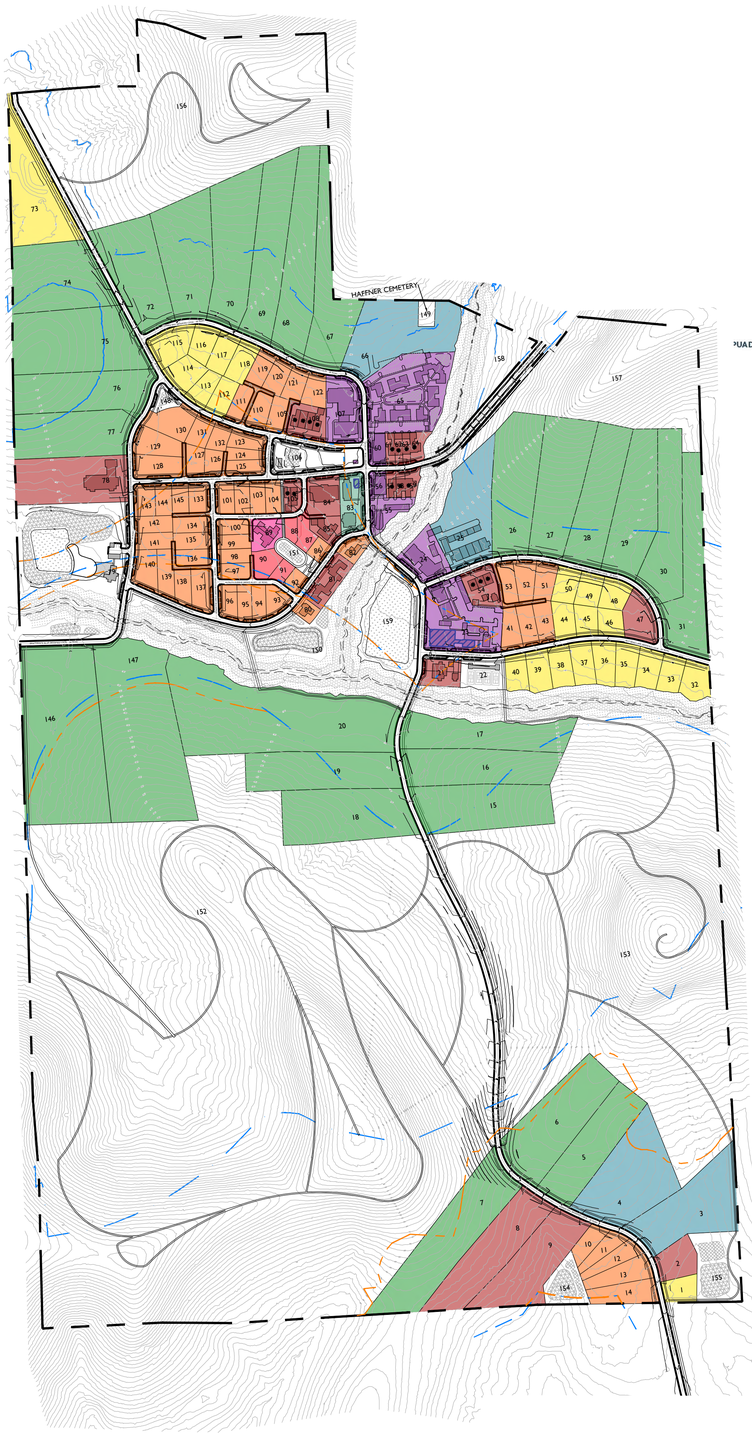
Franklin, Williamson County, Tennessee

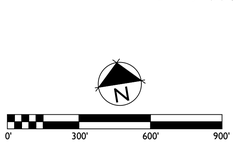
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325 STATE OF TENNESSEE AGRICULTURE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

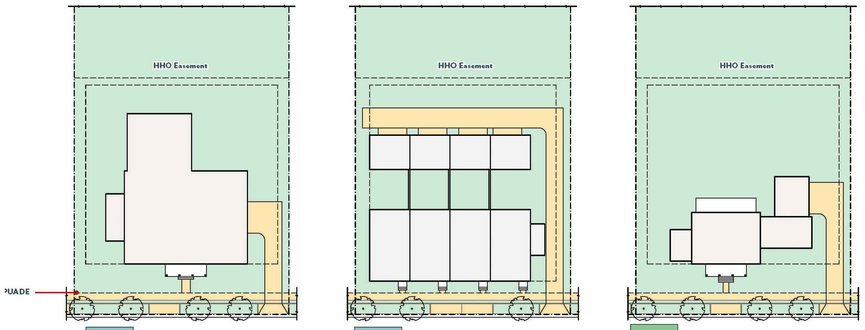
SITE LAYOUT

SHEET
C2.0C
COF # 8704





HHO ESTATE LOT DIAGRAMS:



MULTI-FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

TOWNHOUSE
HHO ESTATE

Principal Setbacks
Front 8 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

SINGLE FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

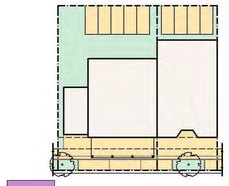
*Critical Lots

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

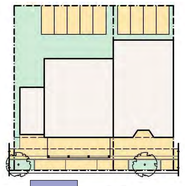
MIXED-USE, CIVIC, & COMMERCIAL:



COMMERCIAL /MIXED-USE

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



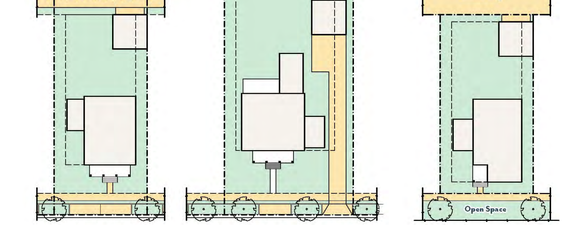
CIVIC

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Appurtenance Encroachments into Setbacks & PUADE[Commercial/Mixed Use & Civic]
Front May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Side May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Rear Not permitted
*Steps may encroach up to the PUADE

SINGLE FAMILY LOT DIAGRAMS:



SINGLE FAMILY
REAR LOADED

Principal Setbacks
Front 20 ft. min. off front easement
Side 8 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

SINGLE FAMILY
FRONT LOADED

Principal Setbacks
Front 30 ft. min. off front easement
Side 8 ft. min.
Rear 5 ft. min.

Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min.

SINGLE FAMILY
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 8 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

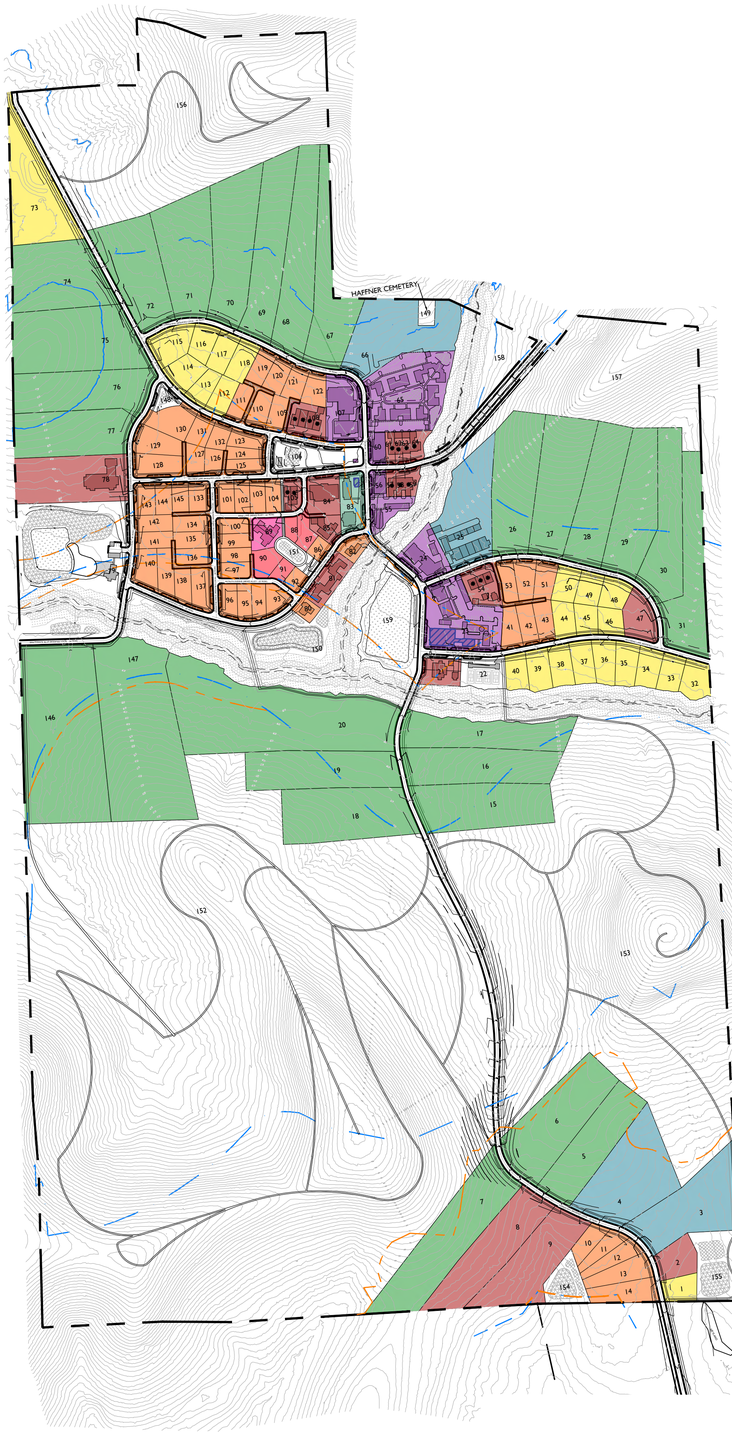
JEFFREY A. ROSATI REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

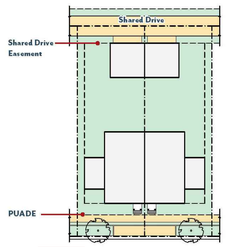
TYPICAL LOT BREAKDOWN

SHEET
C2.0D

COF # 8704



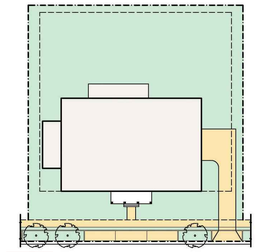
ATTACHED RESIDENTIAL LOT DIAGRAMS:



DUPLEX

Principal Setbacks
Front 8 ft. min. off PUADE
Side 5 ft. min. off lot line or PUADE
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

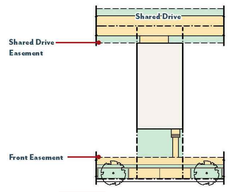
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



MULTI-FAMILY

Principal Setbacks
Front 15 ft. min. off PUADE
Side 5 ft. min.
Rear 5 ft. min. or 5 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley

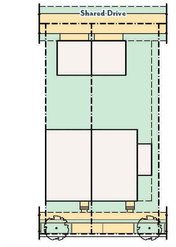
Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min. or 0 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley



TOWNHOUSE
GARAGE UNDER

Principal Setbacks
Front 20 ft. min. off front easement
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

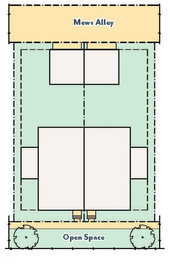
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement



TOWNHOUSE

Principal Setbacks
Front 8 ft. min. off front easement
Side 0 ft. min. 5 ft. min. off lot line or side street easement for end cap units
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



DUPLEX
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 5 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1325

Revision Date
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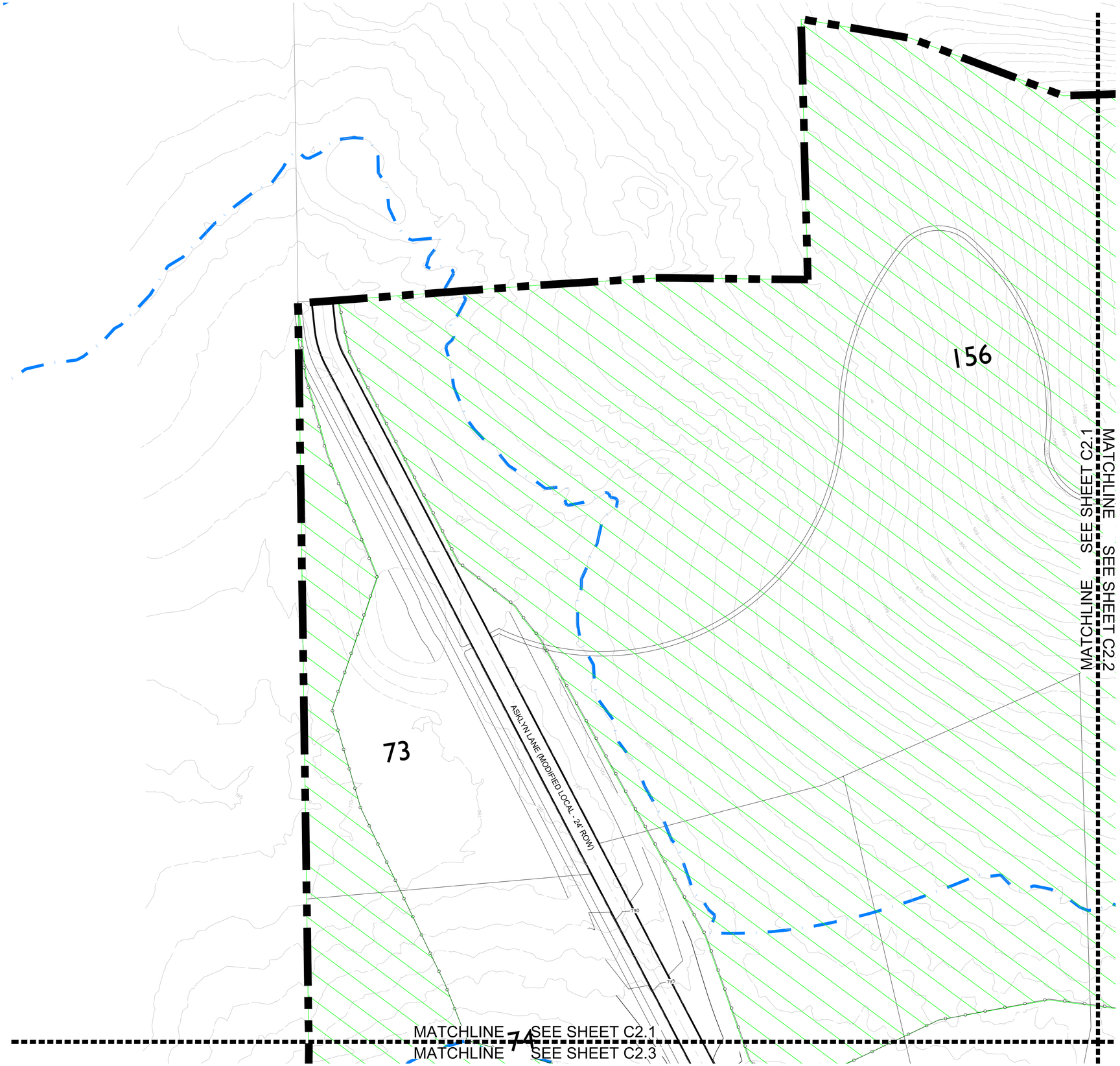
△ _____

TYPICAL LOT BREAKDOWN

SHEET
C2.0E

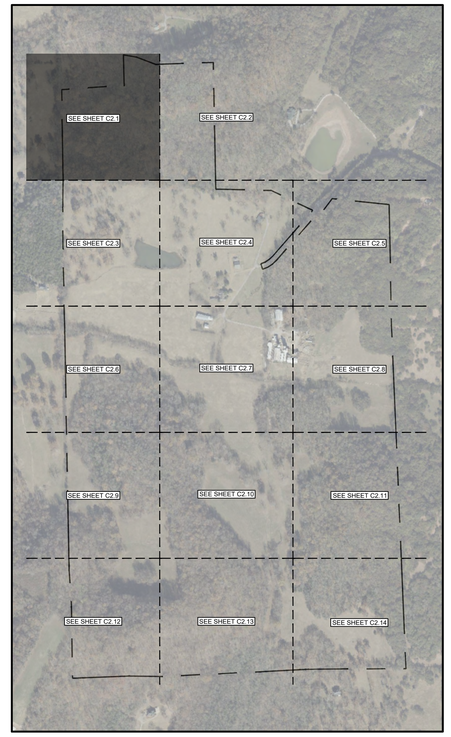
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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JEFFREY A. ROSAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date

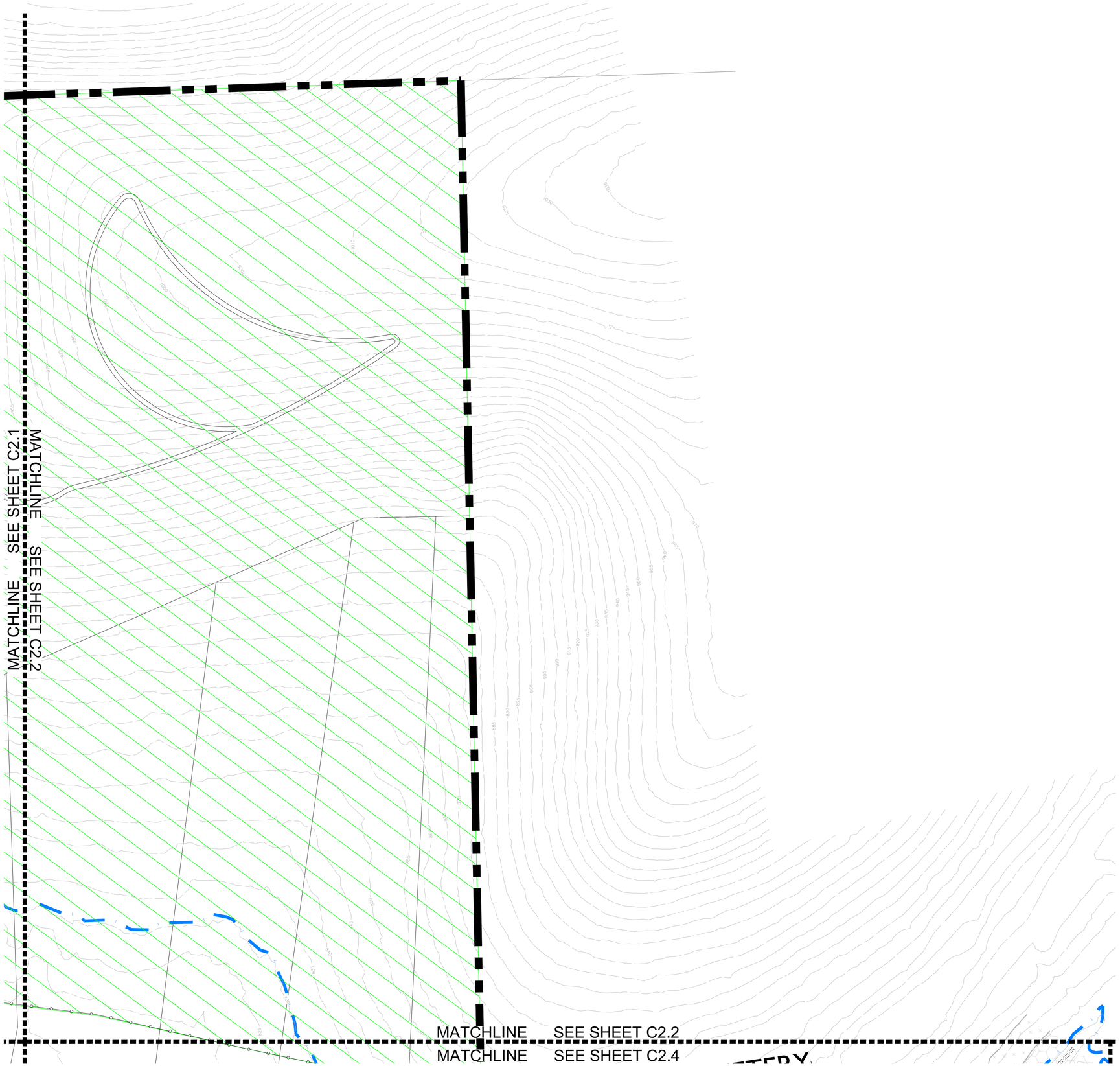
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

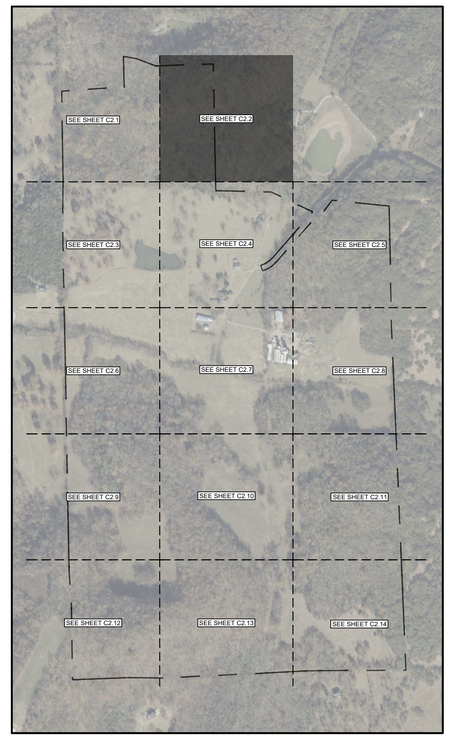
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF # 8704

MATCHLINE SEE SHEET C2.1
MATCHLINE SEE SHEET C2.3

74

71

72

75

FARREN WAY (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

115

116

114

113

148

76

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.4

77

130

131

129

127

126

128

78

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL -

143

144

145

133

142

134

141

135

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

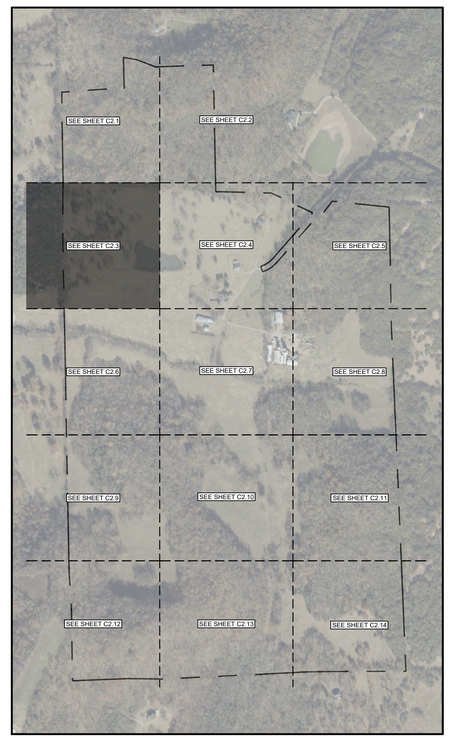
MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

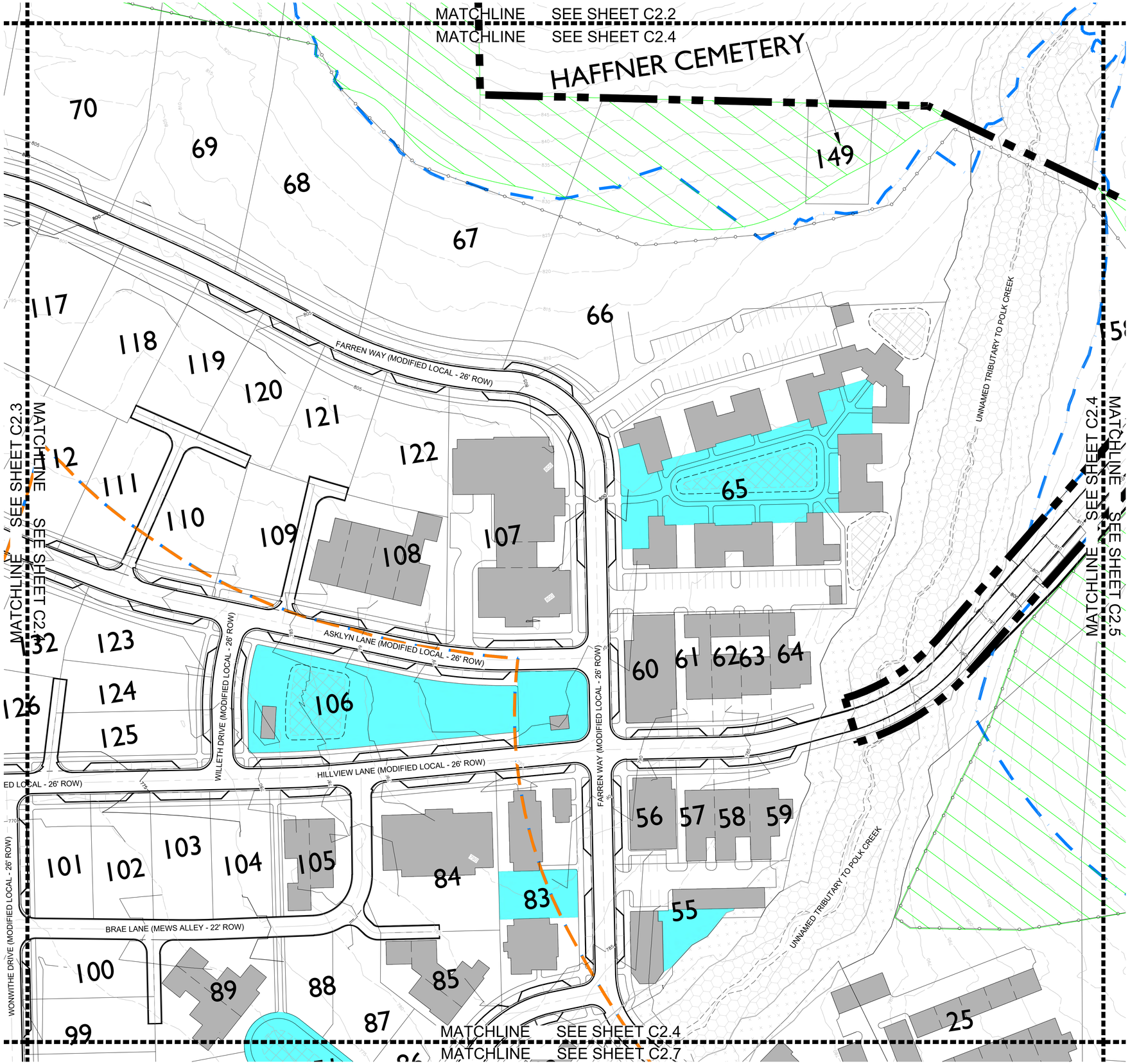
JEFFREY A. ROSIAK REGISTERED AGRICULTURAL ENGINEER

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET C2.3

COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
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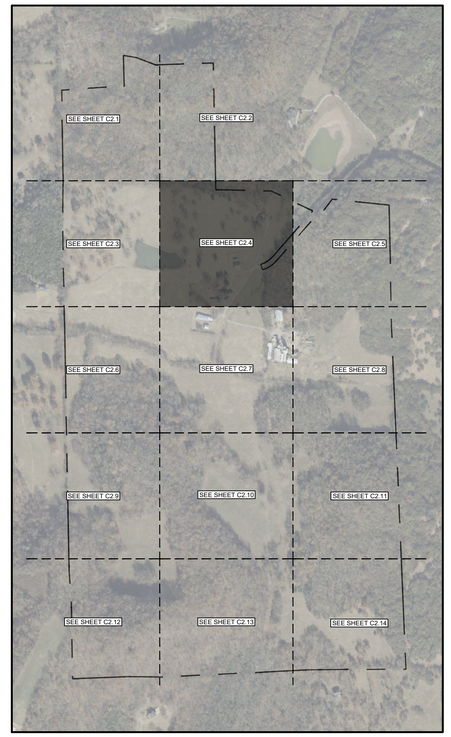
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

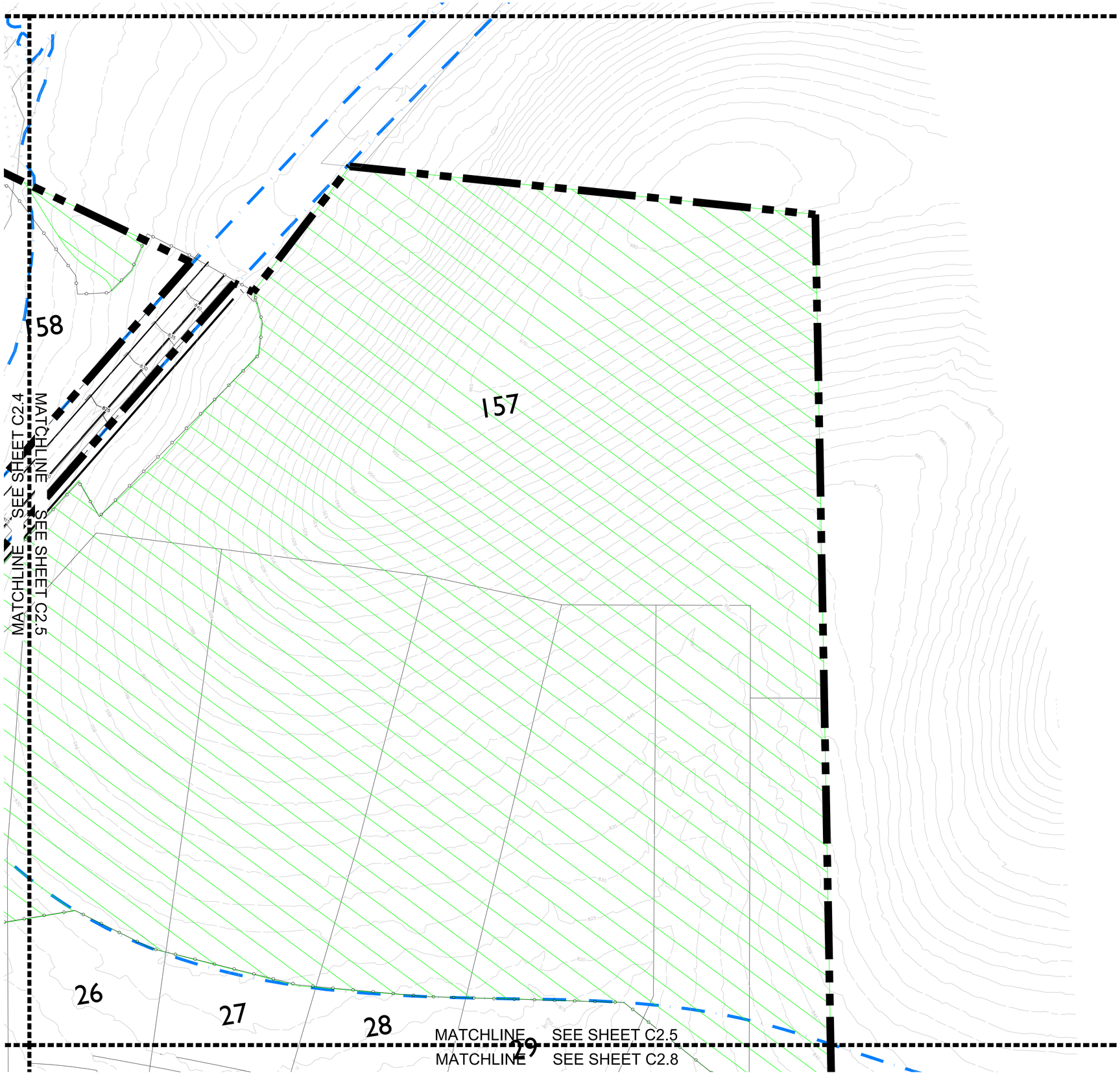
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

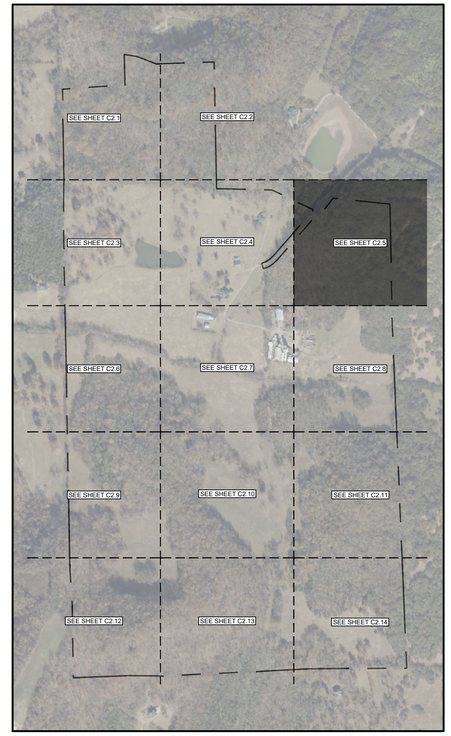
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.4
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

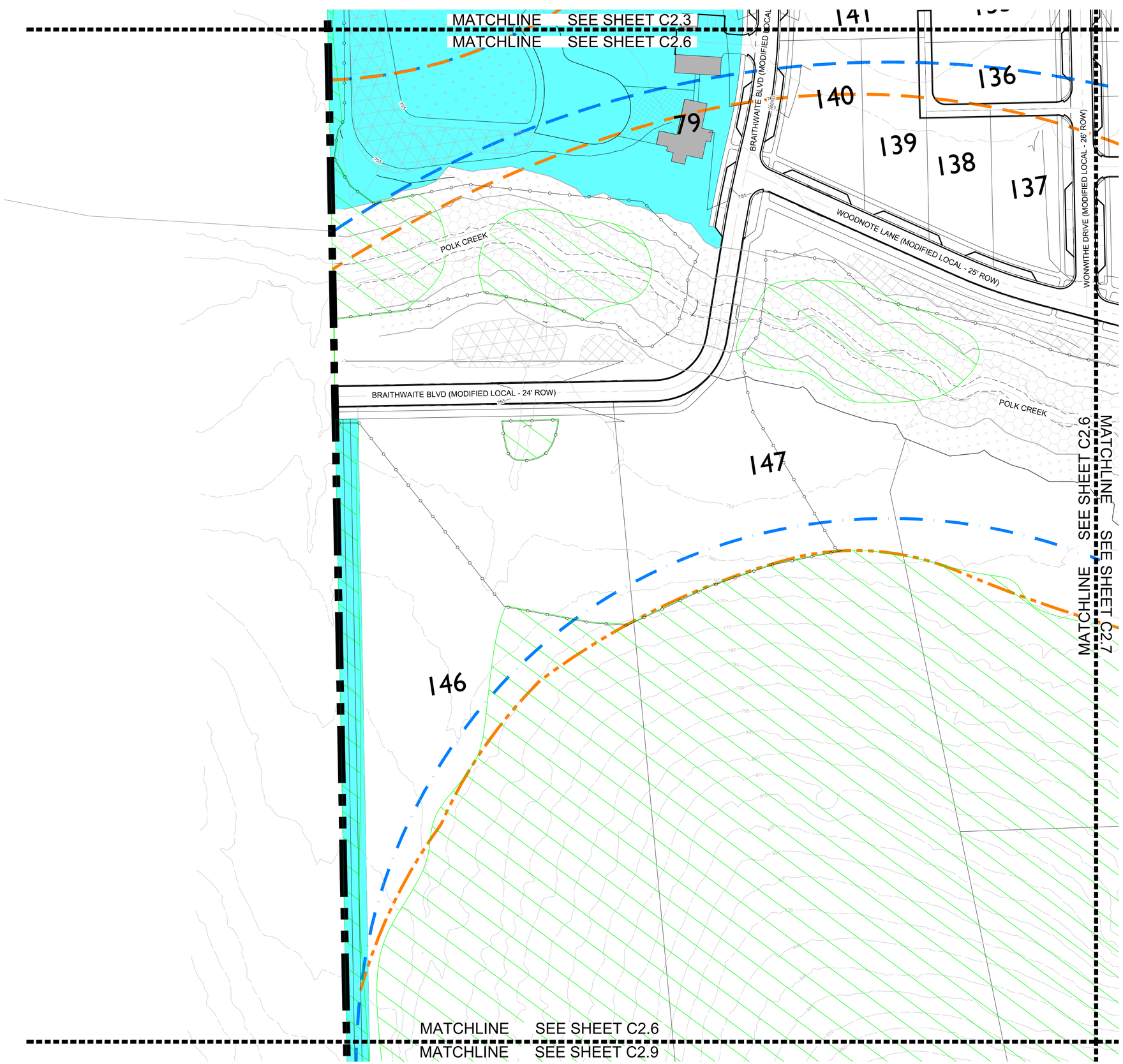
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 8704



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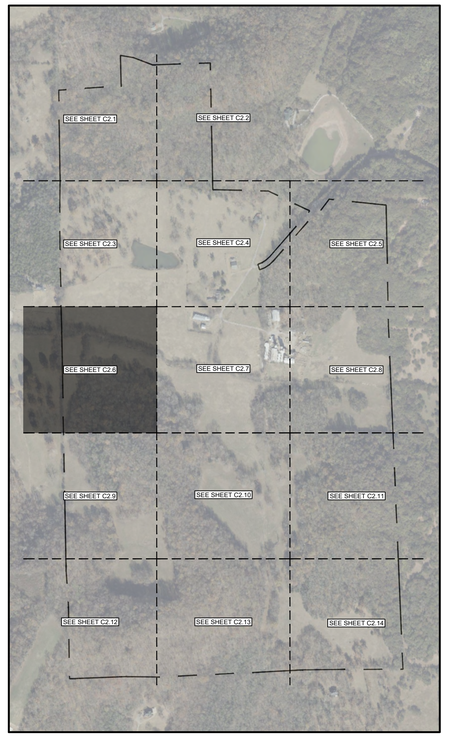

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

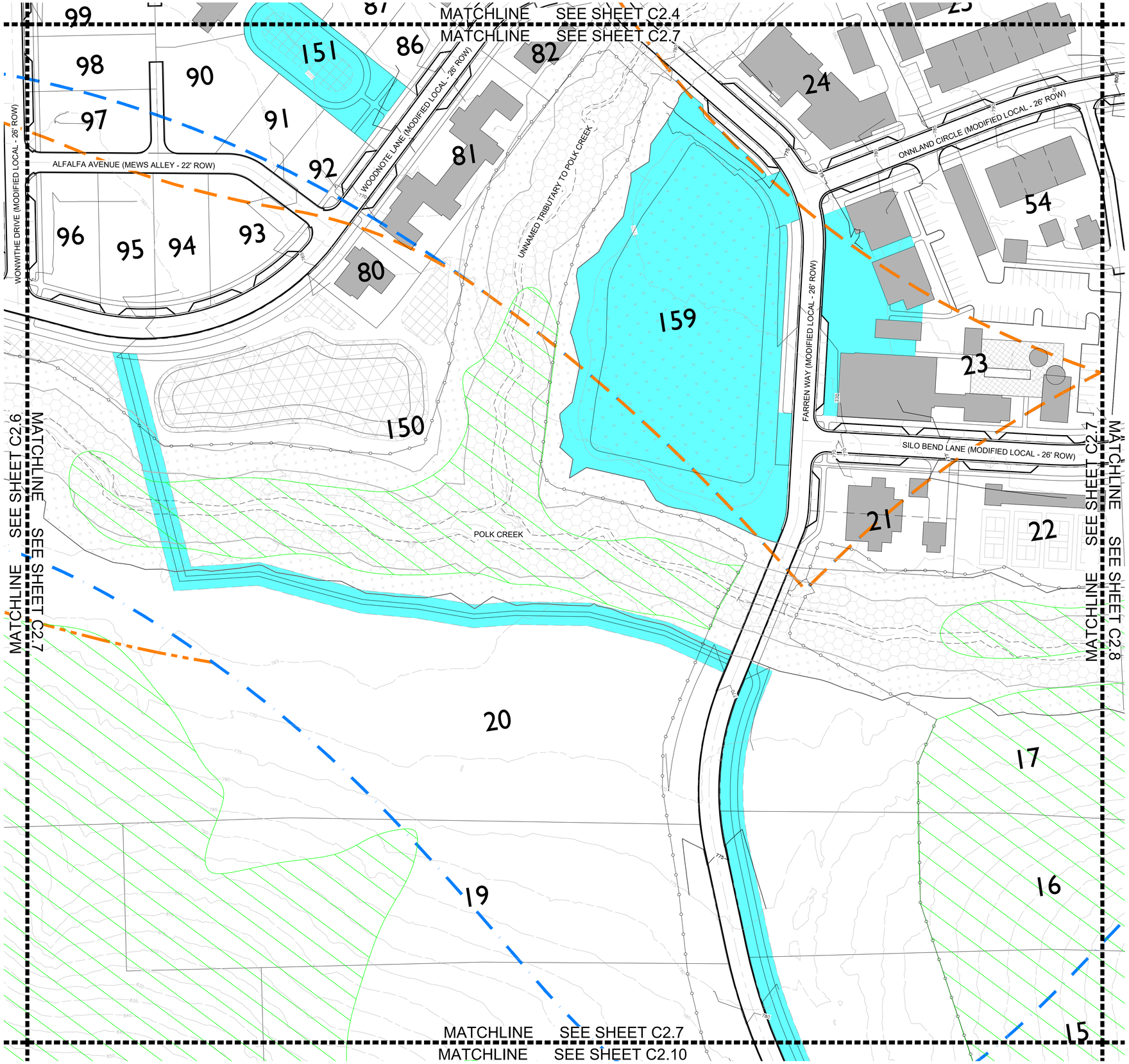
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

COF # 8704



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- OPEN SPACE

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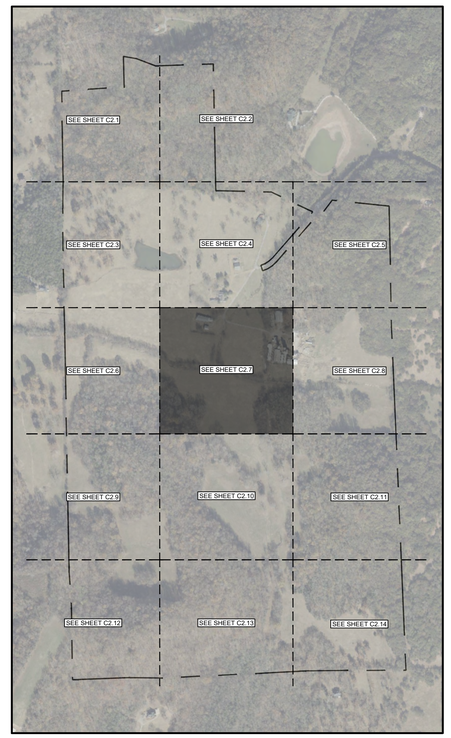

N

0' 50' 100' 150'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

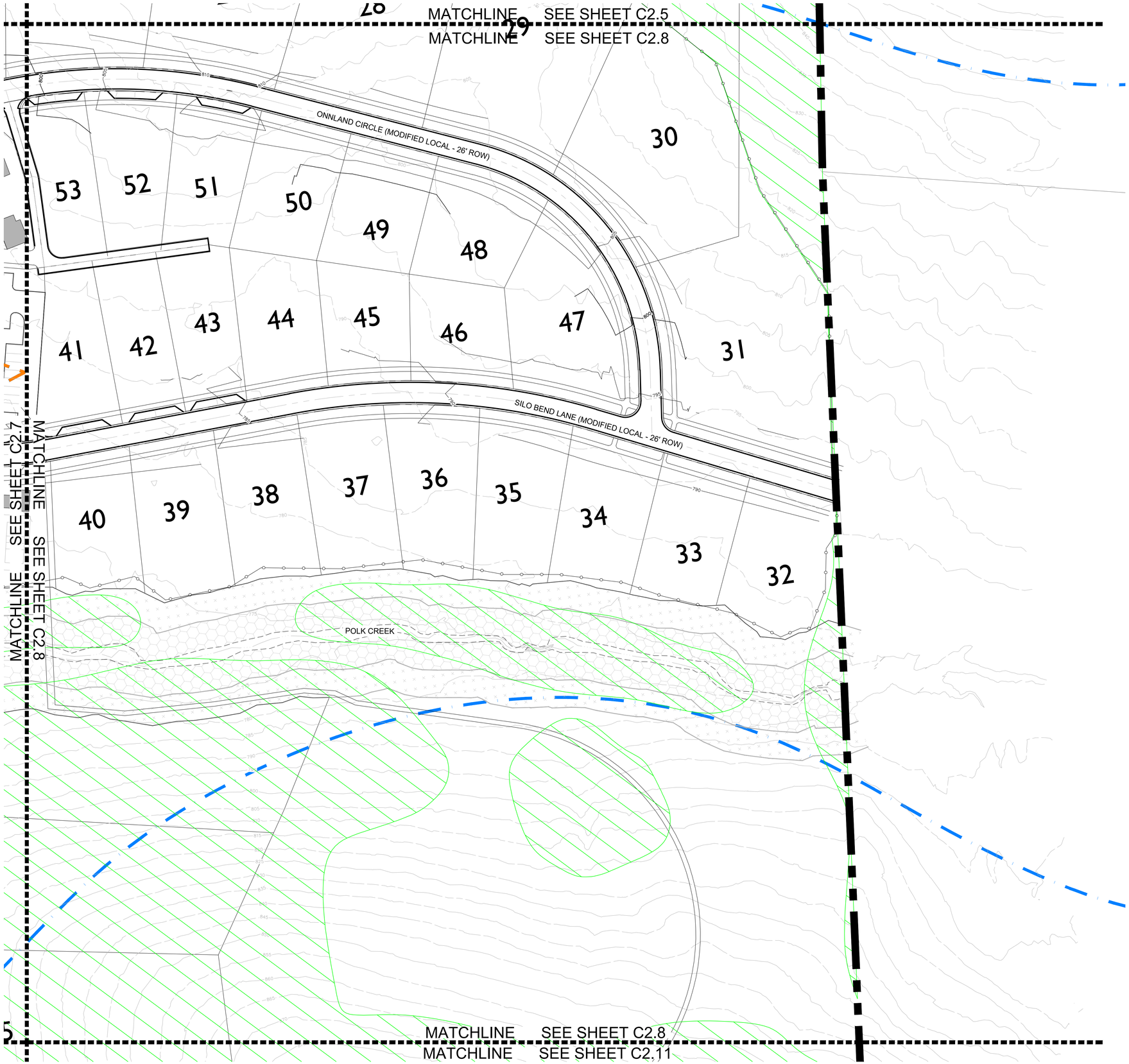
JEFFREY A. ROSIAK REGISTERED AGRICULTURE ENGINEER TENNESSEE LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.7

COF # 8704



KEY

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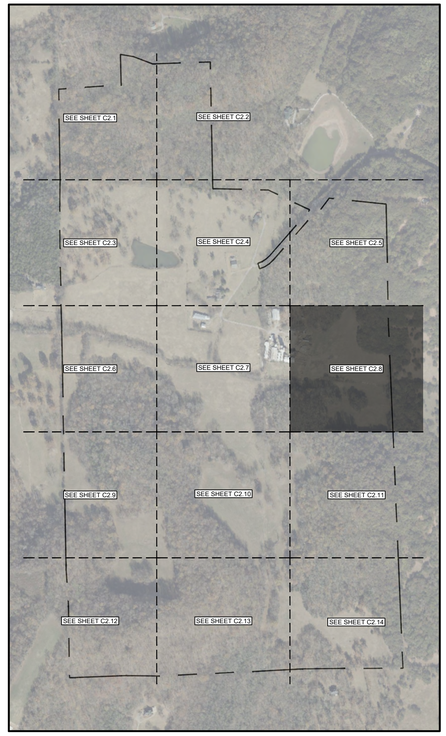

N

0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.8

COF # 8704

MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

152

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

KEY

- PRESERVED TREE CANOPY
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- LAKE
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- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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DesignStudio

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.9

COF # 8704

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.10

18

15

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.11

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.13

KEY

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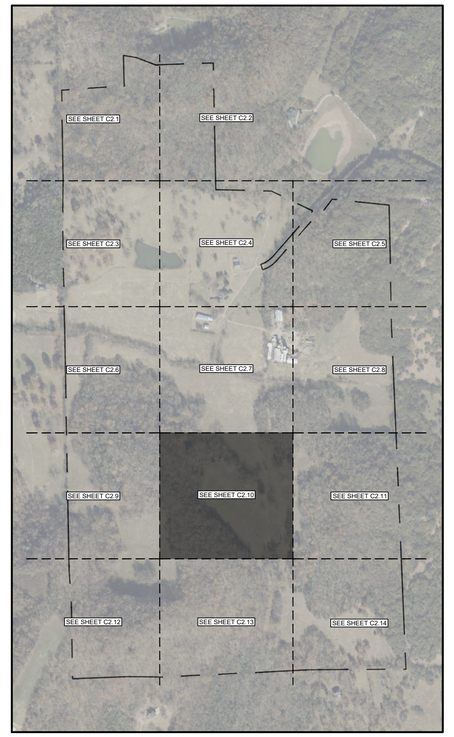
*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 119525

Revision Date

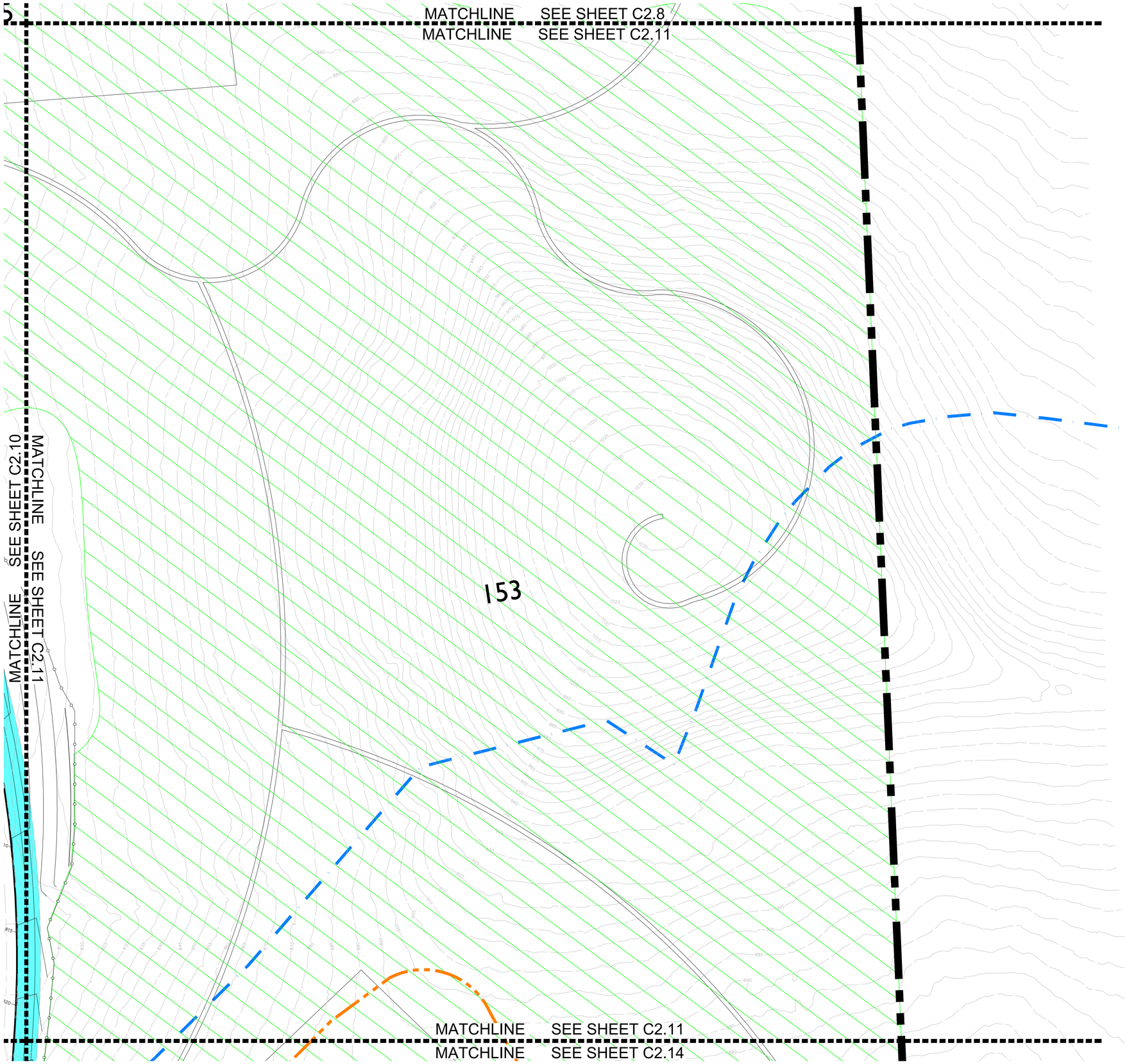
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.10

COF # 8704



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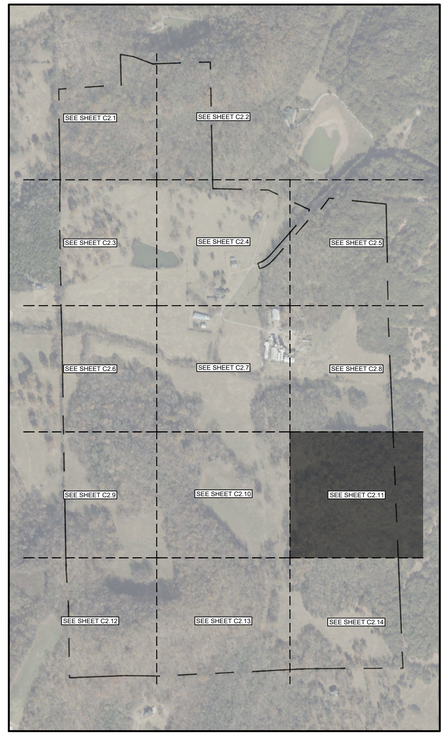

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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Kimley»Horn

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.11

COF # 8704

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.13

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
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- 500' HHO BUFFER
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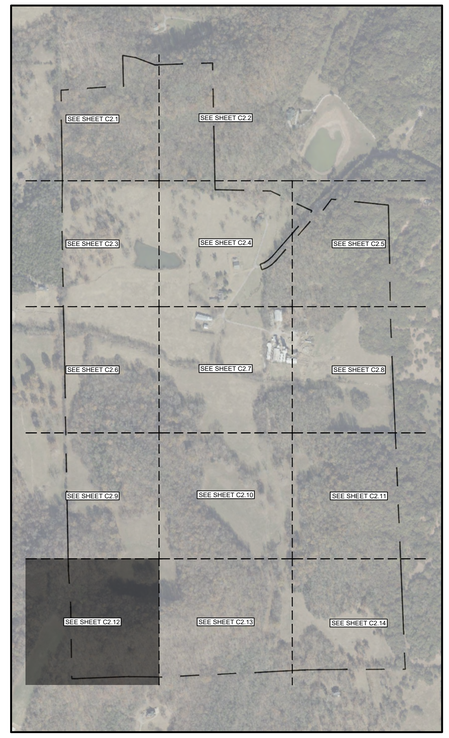

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.12

COF # 8704

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.14

7

KEY

- PRESERVED TREE CANOPY
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- DETENTION POND
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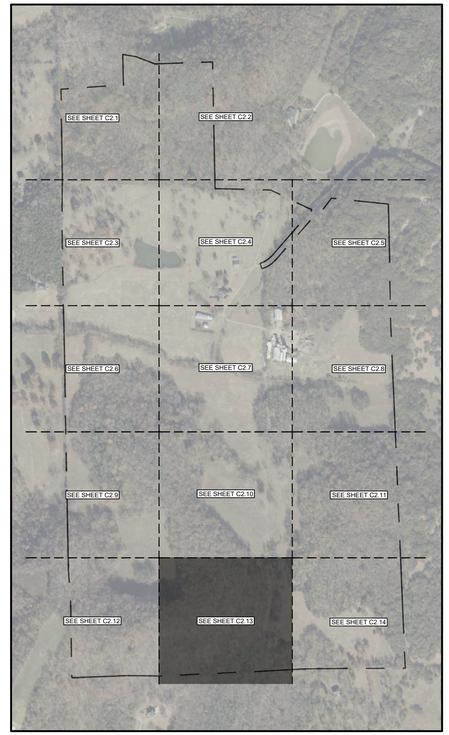
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 119525

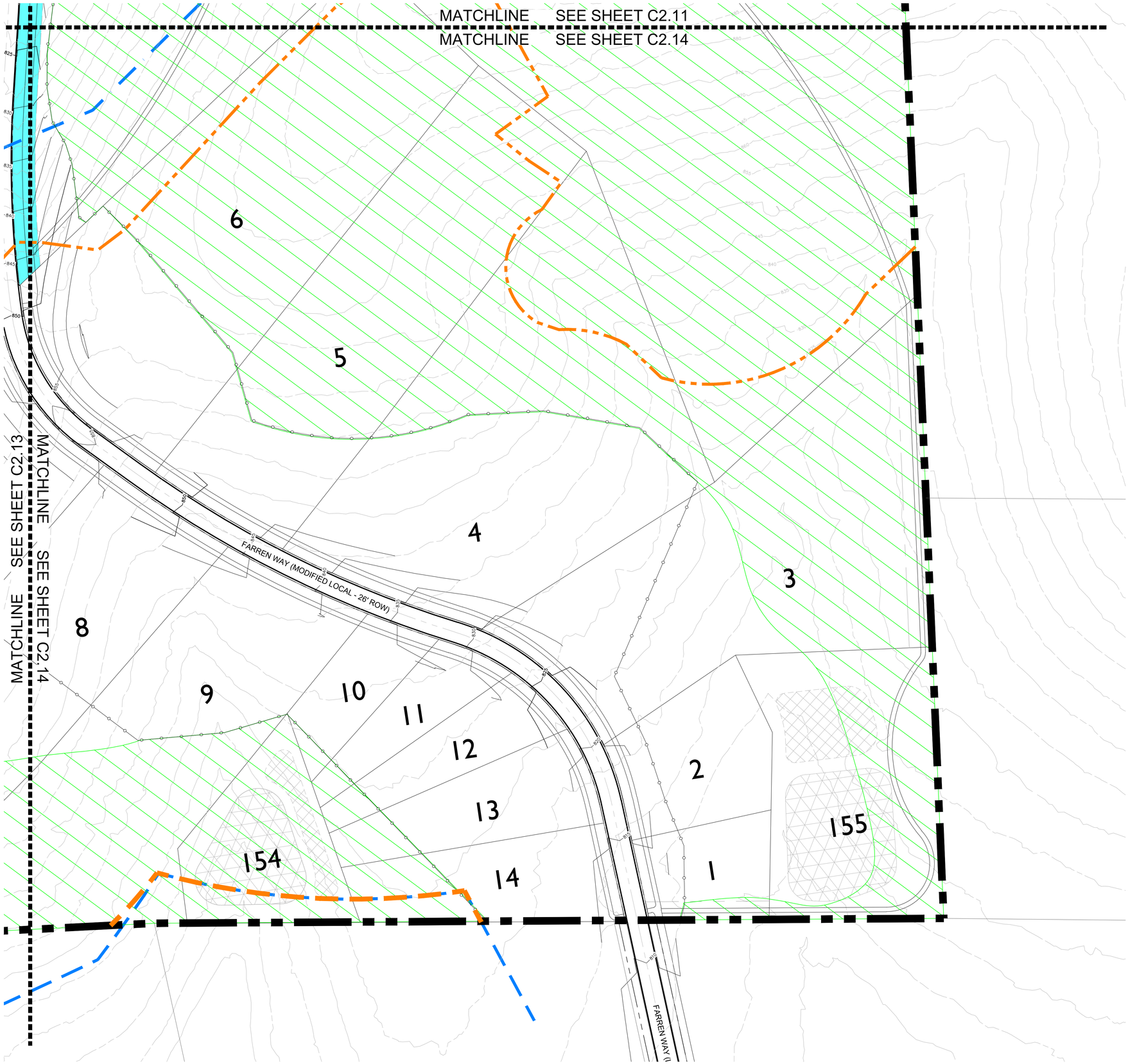
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.13

COF # 8704



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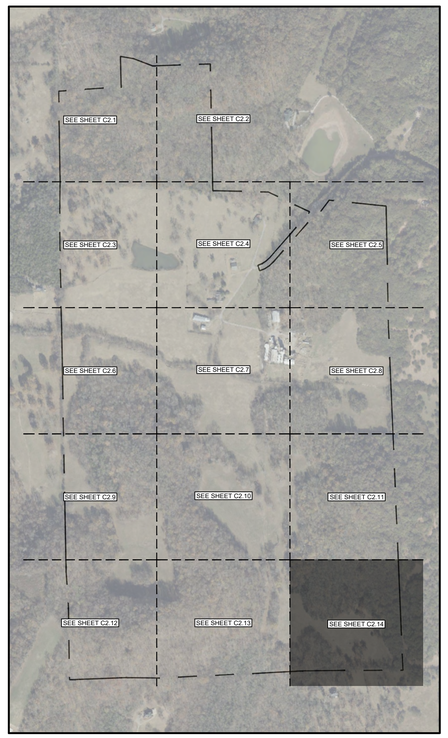

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE ARCHITECT TENNESSEE LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

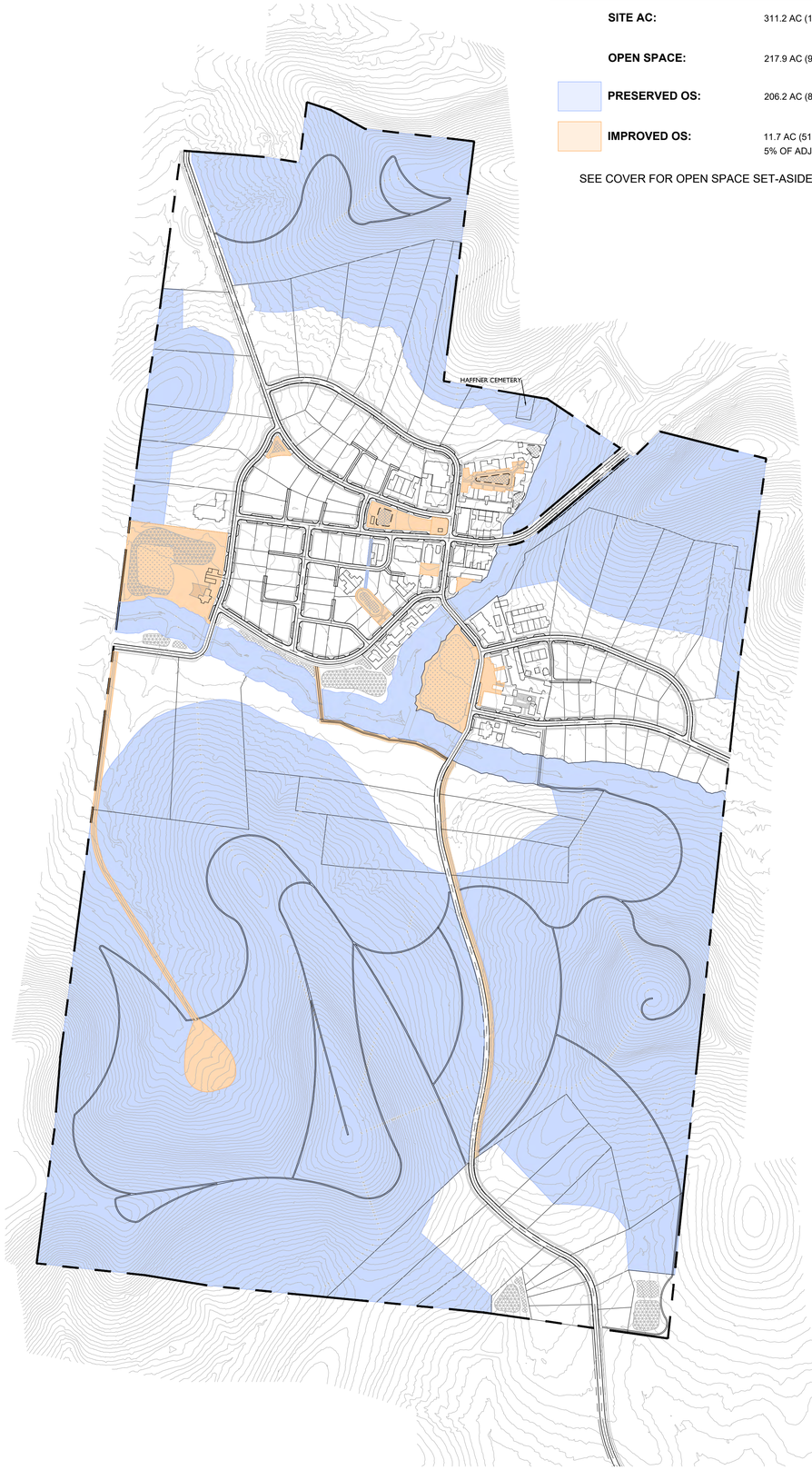
C2.14

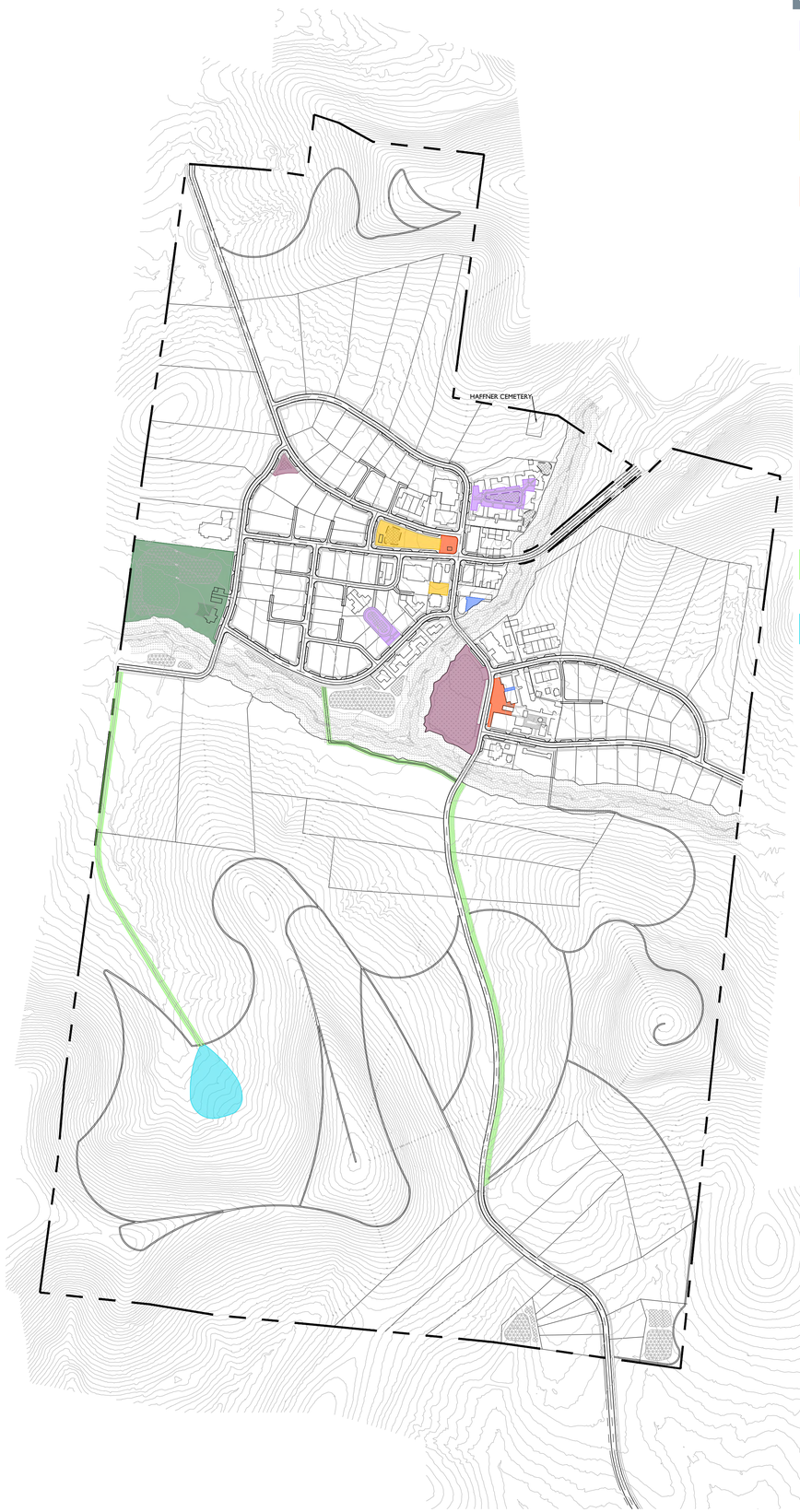
COF # 8704

OPEN SPACE

SITE AC:	311.2 AC (13,556,105 SF)
OPEN SPACE:	217.9 AC (9,489,372 SF; 70.0%)
PRESERVED OS:	206.2 AC (8,980,731 SF; 66.2%)
IMPROVED OS:	11.7 AC (510,194 SF; 3.8%; 5% OF ADJUSTED ACREAGE)

SEE COVER FOR OPEN SPACE SET-ASIDE REQUIREMENT





OPEN SPACE DESIGNATIONS

COURTYARD
- TRAILS
- BENCHES
- ENHANCED LANDSCAPE
- OPEN LAWN
- FIRE PIT / FOUNTAIN / SCULPTURE

SQUARE
- OPEN LAWN
- COMMUNITY BUILDING
- POST OFFICE

PLAZA
- HARDSCAPE SEATING / EVENT SPACE
- OPEN LAWN
- ENHANCED LANDSCAPE
- BENCHES
- GAZEBO / COMMUNITY BUILDING

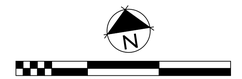
OUTDOOR DINING
- TABLES
- CHAIRS
- BENCHES
- PLANTERS

NEIGHBORHOOD AMENITY
- KIDS ZONE
- POOL
- FORMAL LAWN
- ENHANCED LANDSCAPE
- BENCHES
- RACKET SPORTS
- CLUBHOUSE

POCKET PACK
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES
- FIRE PIT / FOUNTAIN
- PONDS

GREENWAY
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES

NEIGHBORHOOD AMENITY / PASSIVE PARK
- PICNIC TABLES
- TREE HOUSE
- BENCHES
- LOW ROPES COURSE
- ZIP LINE
- GAGA BALL
- GARDEN SHED / TRELLIS / GATHERING SPACE
- NATURAL PLAY AREAS



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
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DesignStudio
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PARTNERS
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PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

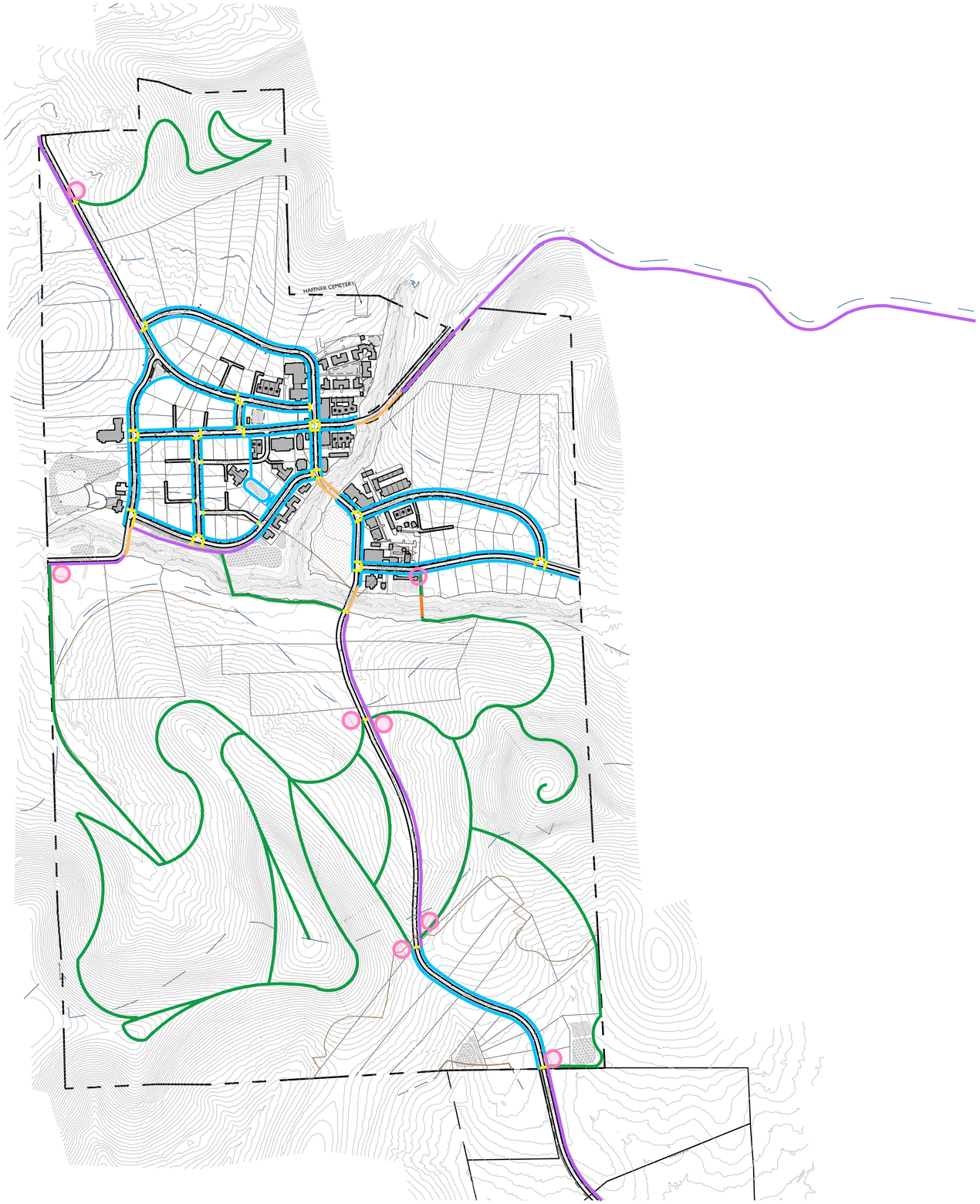


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OPEN SPACE BREAKDOWN

SHEET
C2.15

COF # 8704



KEY

PROPOSED HHO	SIDEWALK
PROPOSED 500' HHO BUFFER	CROSSWALK
HHO	SHARED BRIDGE
500' HHO BUFFER	PEDESTRIAN BRIDGE
PRIVATE TRAIL, OPEN TO THE PUBLIC	TRAILHEAD
MULTI-USE PATH / RURAL PATH	

N

0' 300' 600' 900'

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

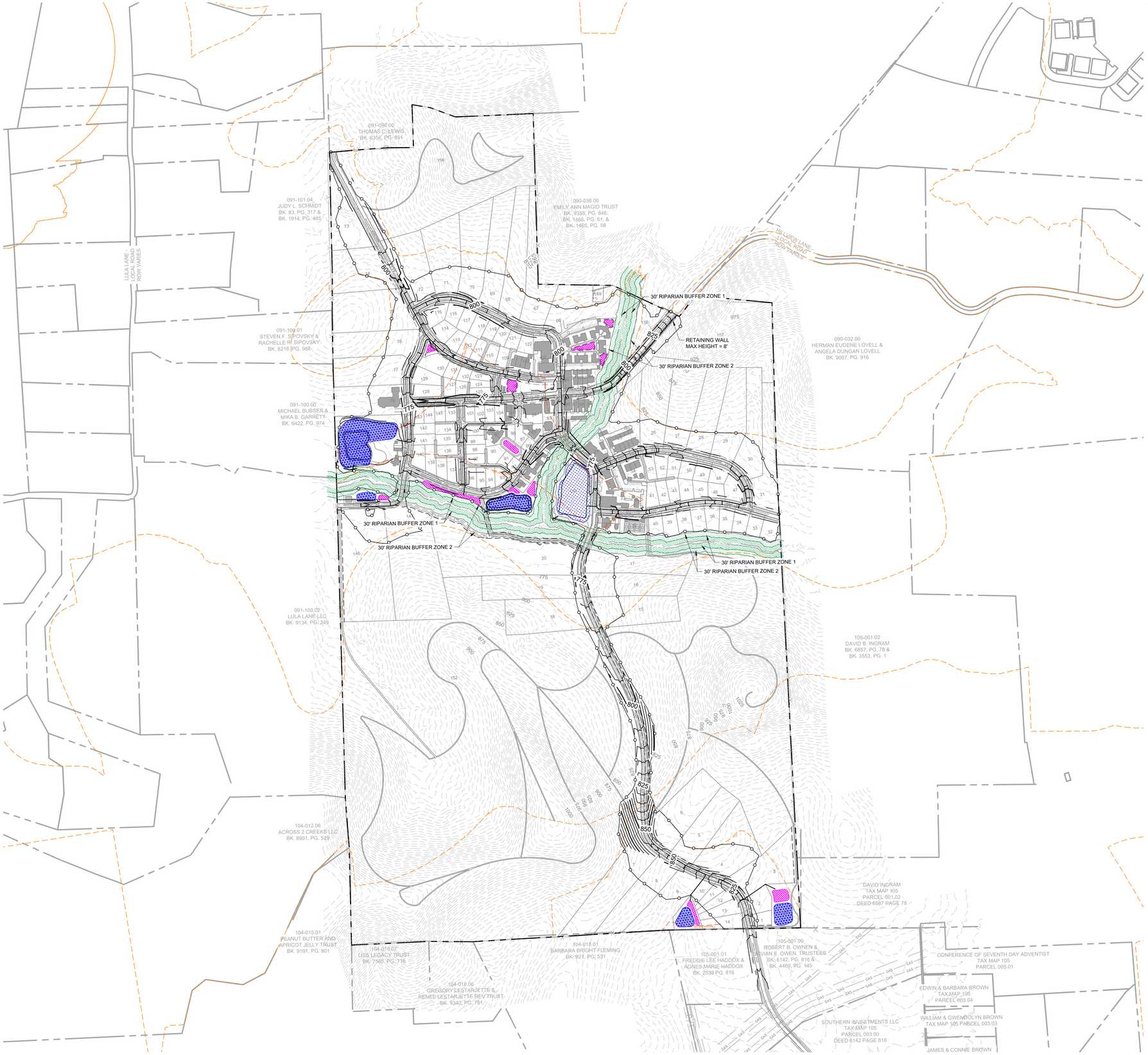
Revision Date

PEDESTRIAN NETWORK

SHEET

C2.16

COF # 8704



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TREE PROTECTION FENCE

RIPARIAN BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 121320 — STATE OF TENNESSEE — 2025

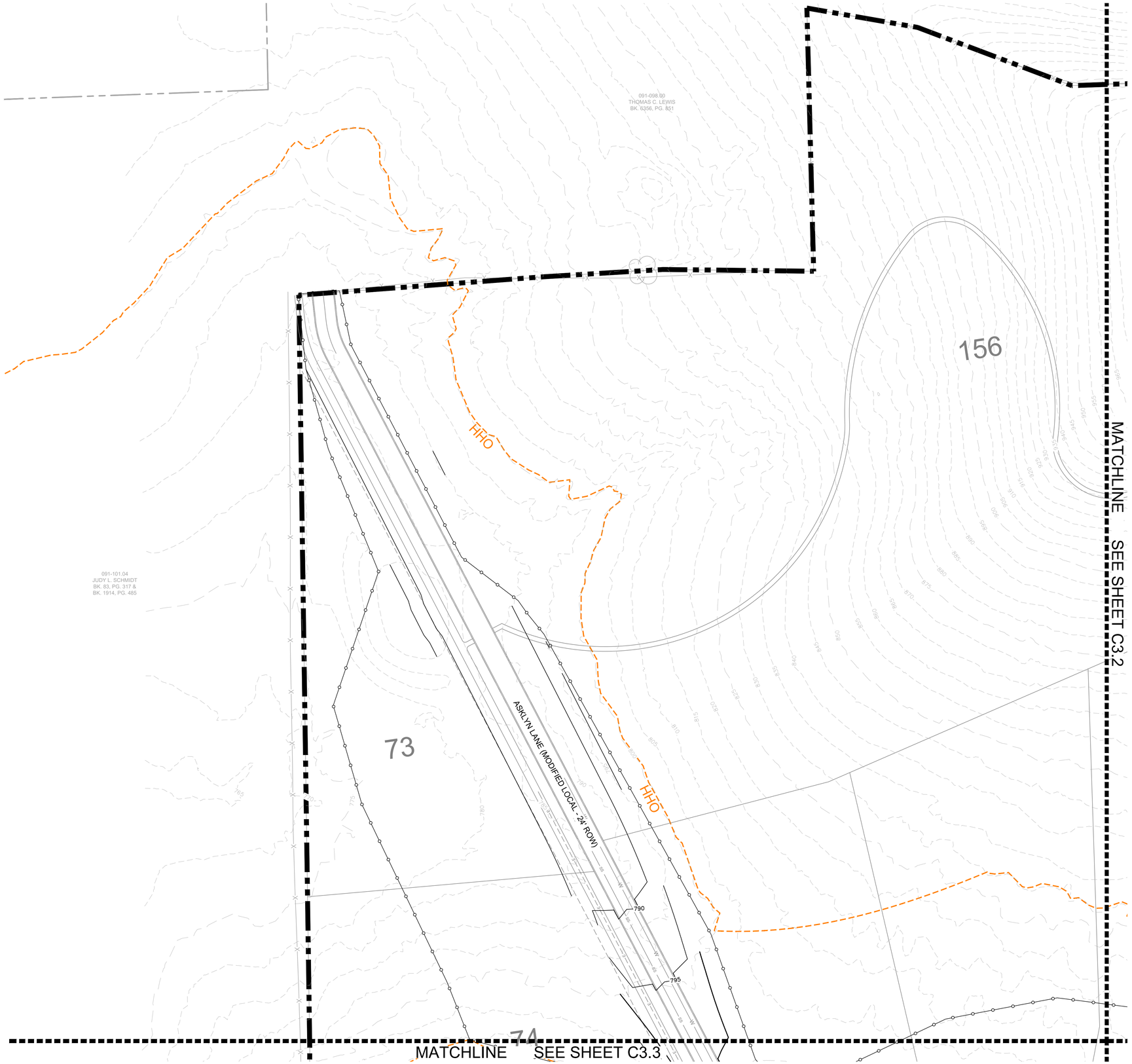
Revision Date

OVERALL GRADING AND DRAINAGE PLAN

SHEET

C3.0

COF # 8704



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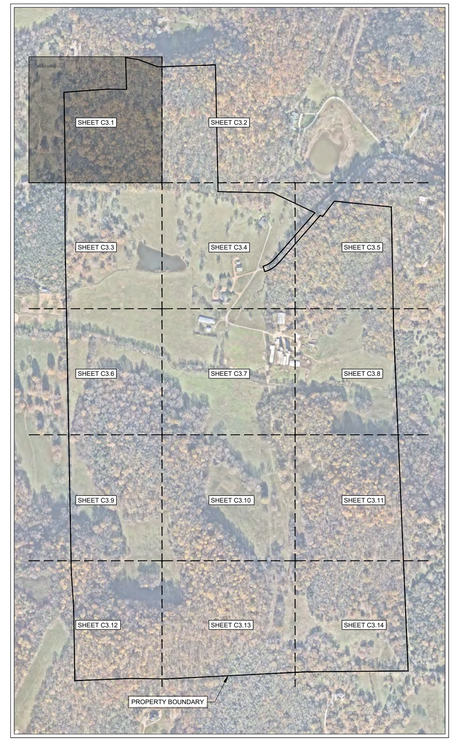

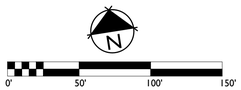

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2025

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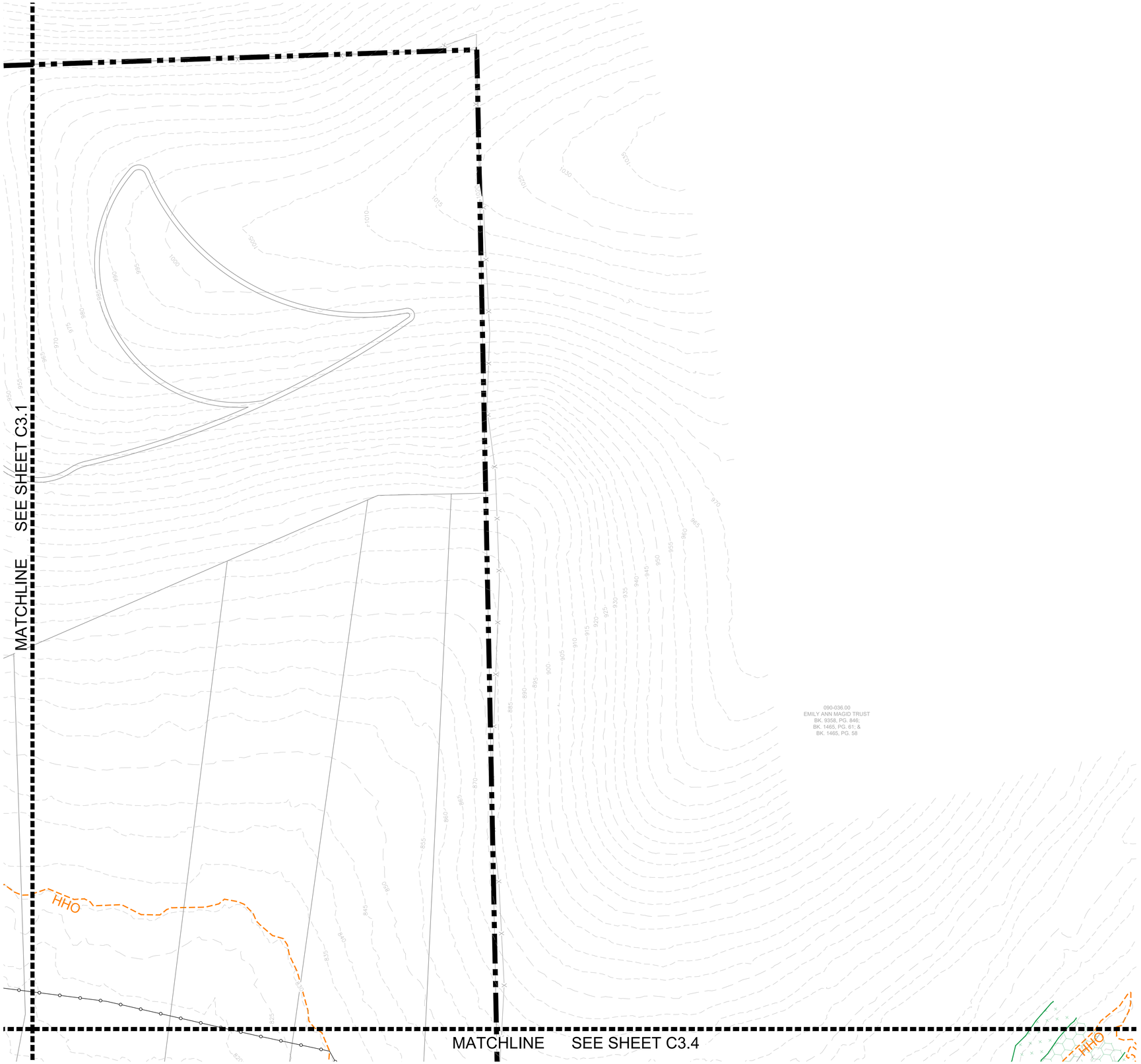
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF # 8704



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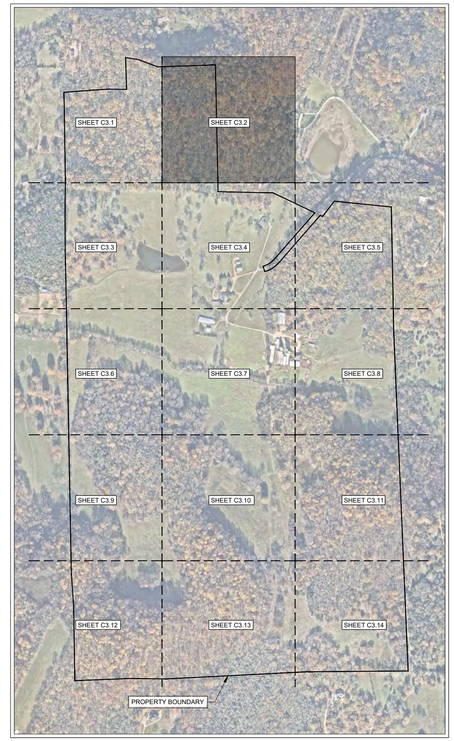

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2025

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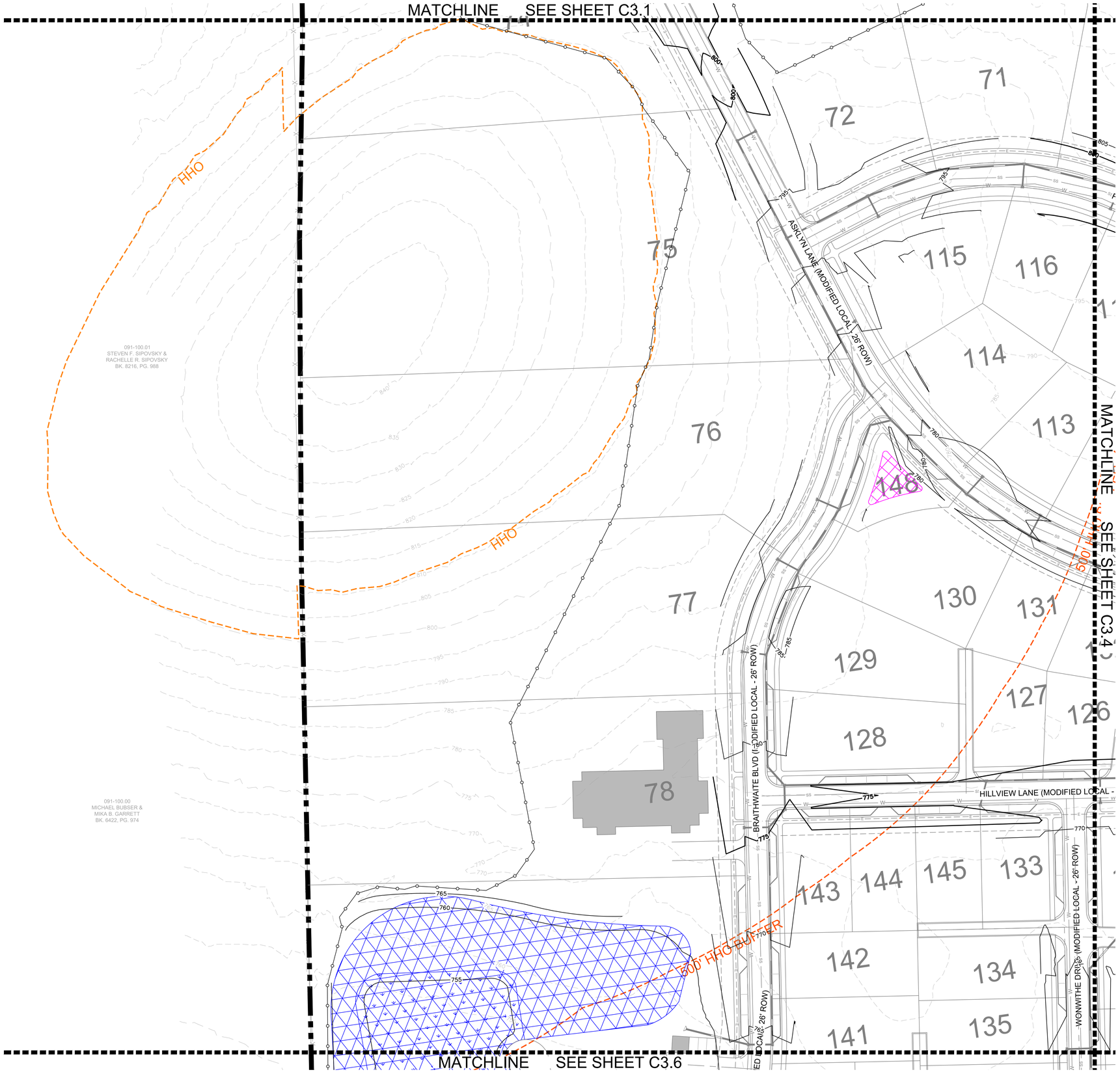
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF # 8704



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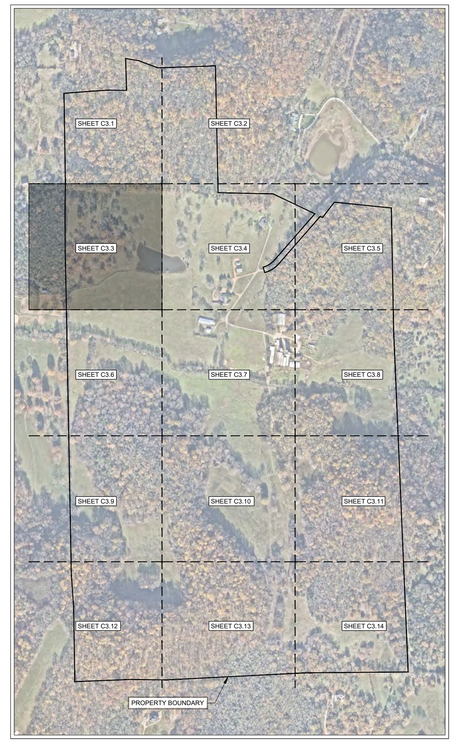

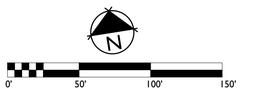

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3
COF # 8704

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

HHO

HAFFNER CEMETARY

FARREN WAY (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

BRAE LANE (MEWS ALLEY - 22' ROW)

GREEN INFRASTRUCTURE EASEMENT

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PROPERTY BOUNDARY

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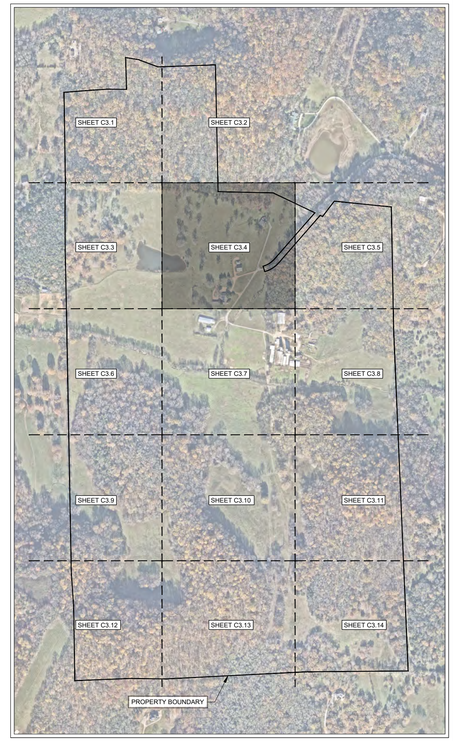

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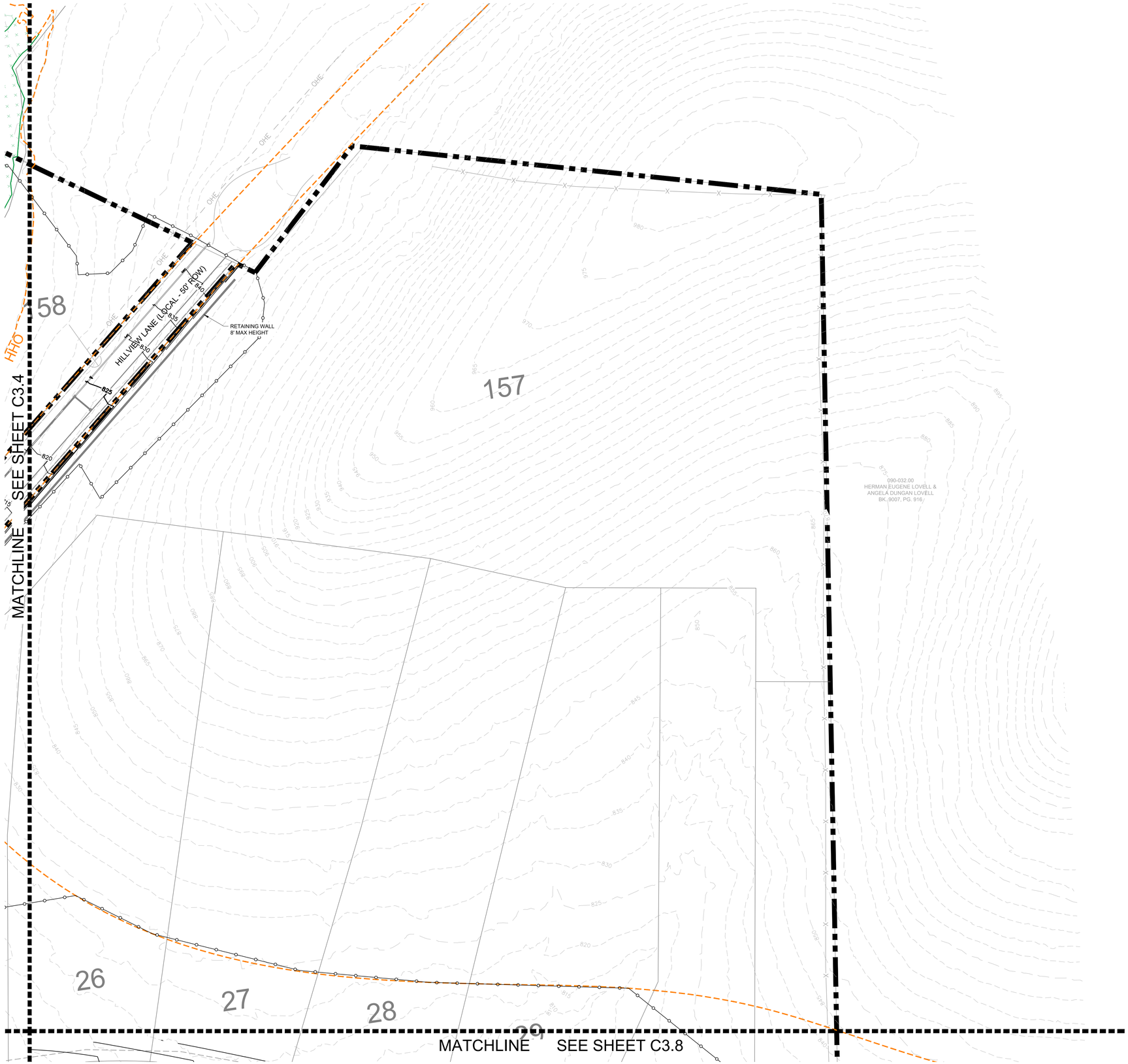

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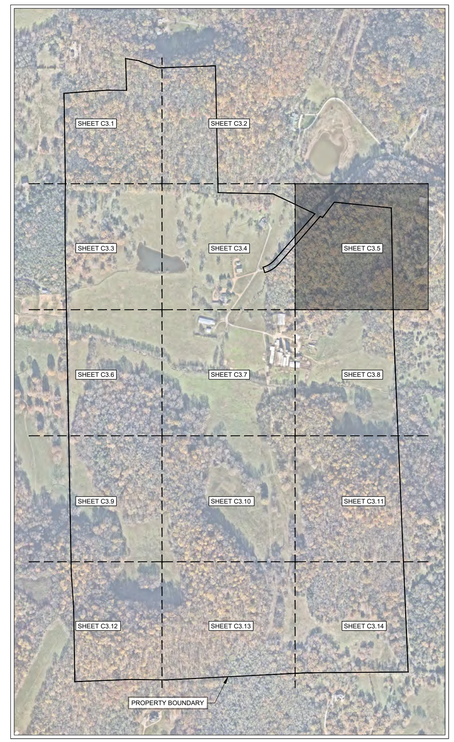



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
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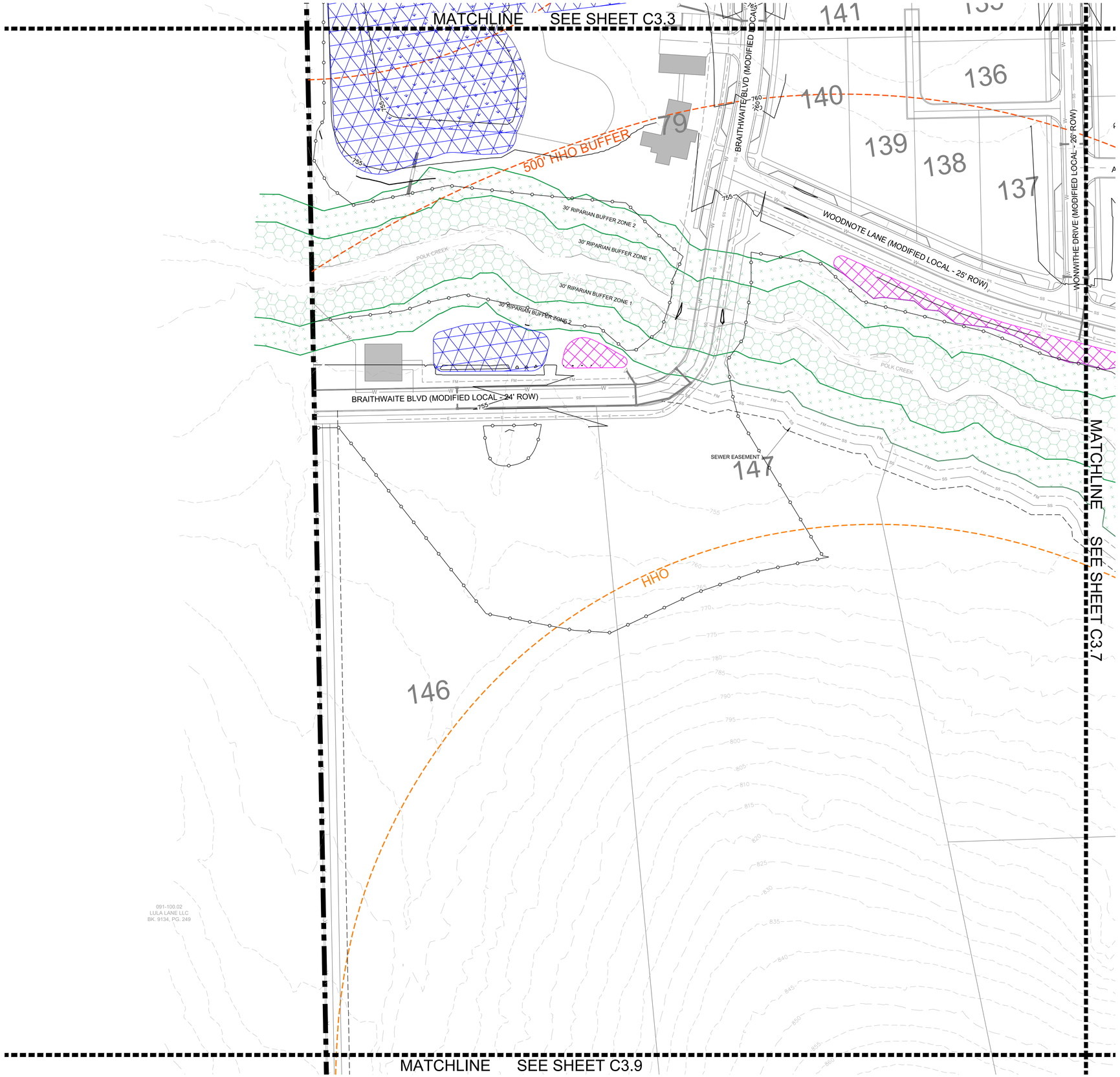
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.5

COF # 8704



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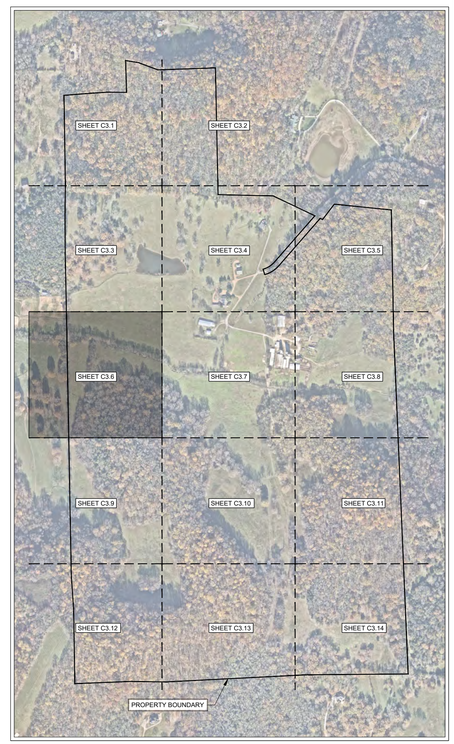

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MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6
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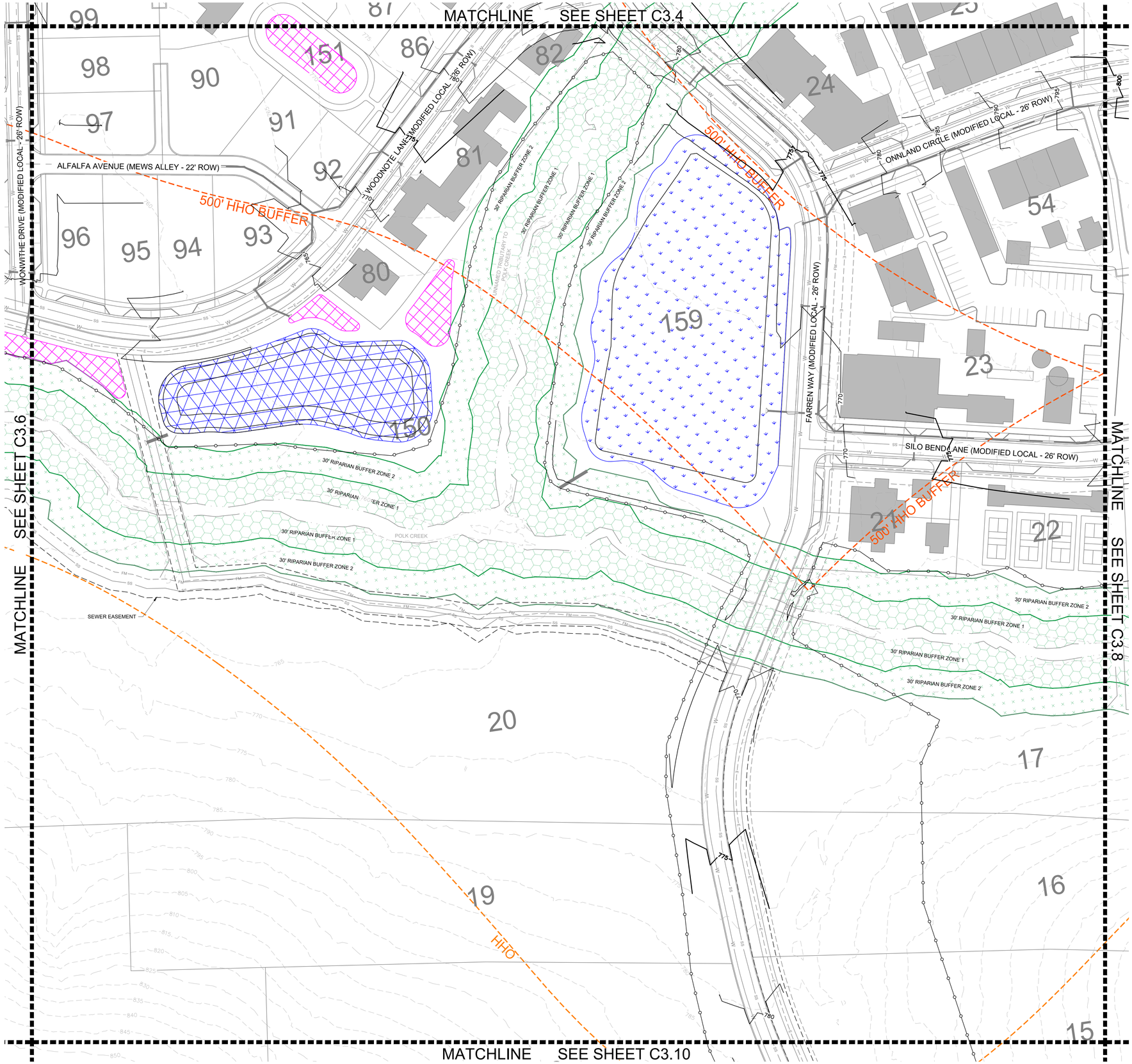

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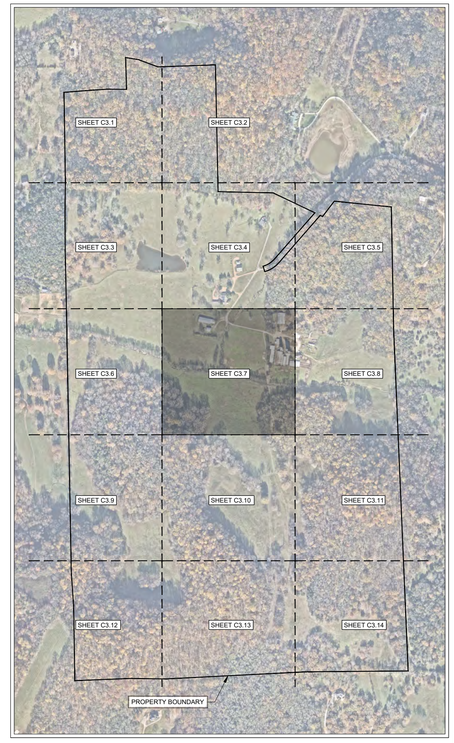

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MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 2025

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SHEET
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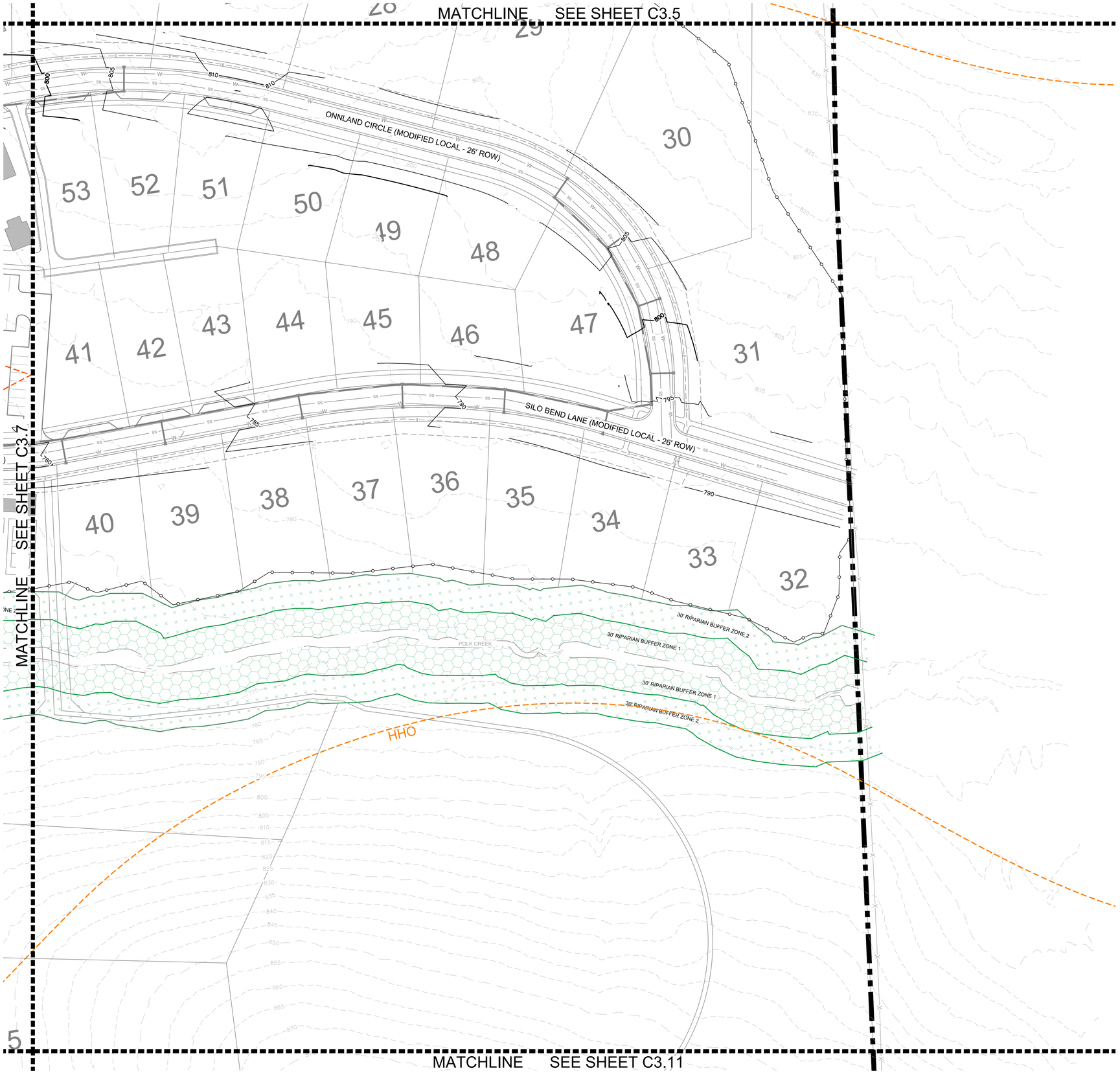

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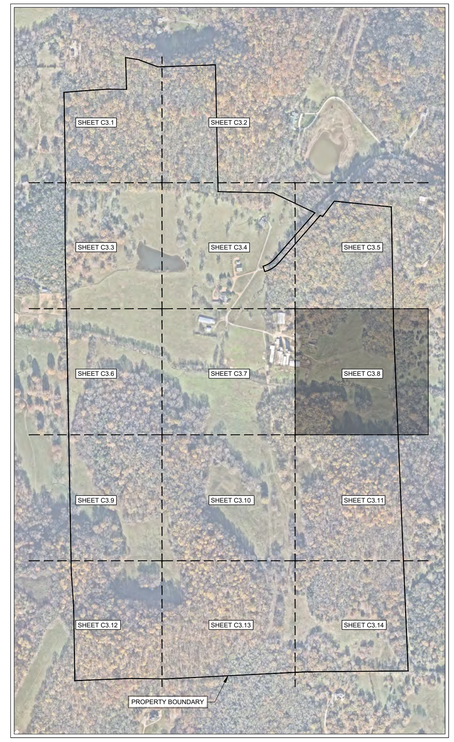

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SHEET
C3.8
COF # 8704

MATCHLINE SEE SHEET C3.6

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.12

HHO

152

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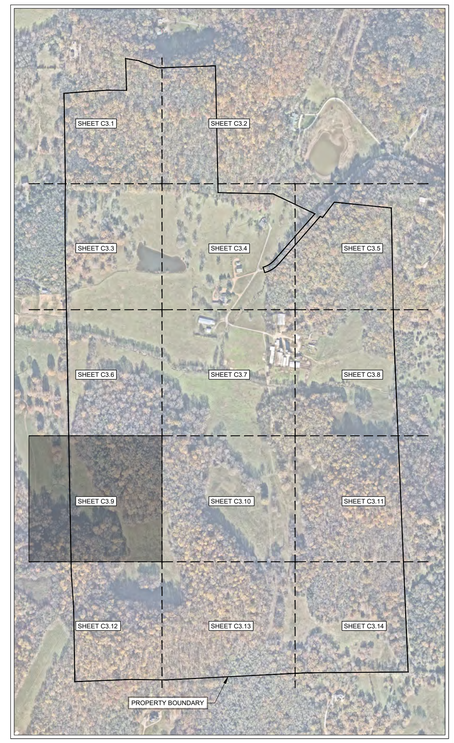

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SHEET

C3.9

COF # 8704

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.11

MATCHLINE SEE SHEET C3.13

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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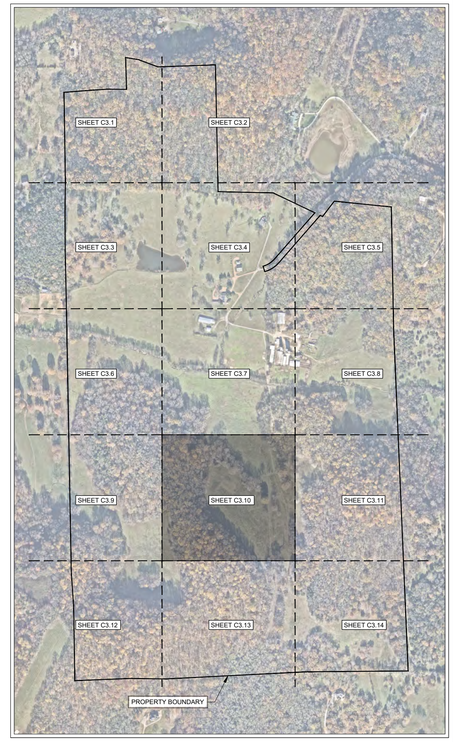

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN WATT — REGISTERED ENGINEER — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.10

COF # 8704

5

MATCHLINE SEE SHEET C3.8

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.14

105-001.02
DAVID B. INGRAM
BK. 8857, PG. 78 &
BK. 3553, PG. 1

153

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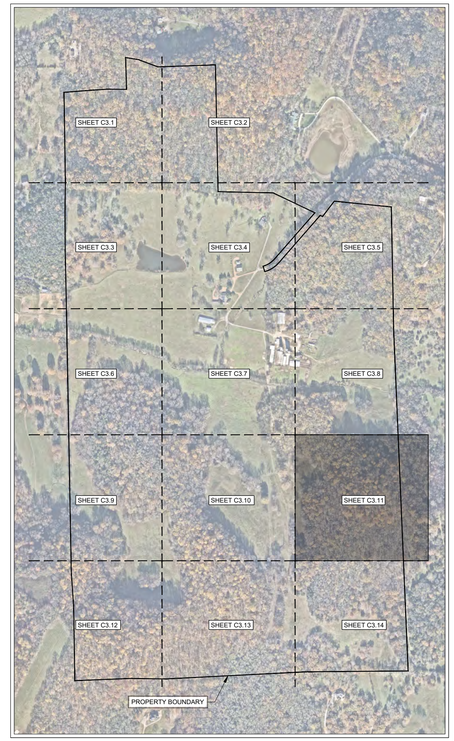

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Franklin, Williamson County, Tennessee

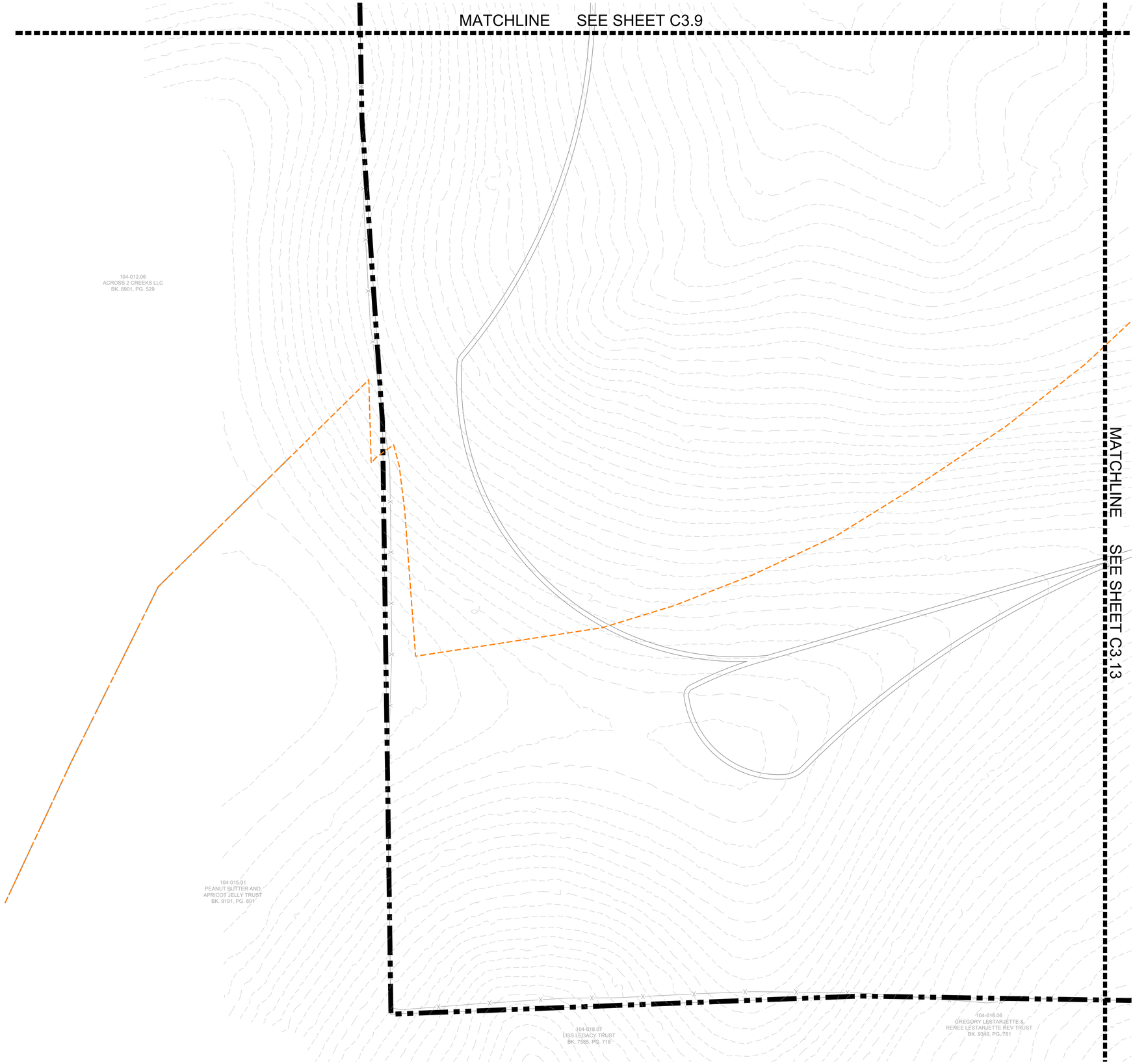
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE & BIOSYSTEMS ENGINEERING 2025

Revision Date
- △
- △
- △
- △

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.11

COF # 8704



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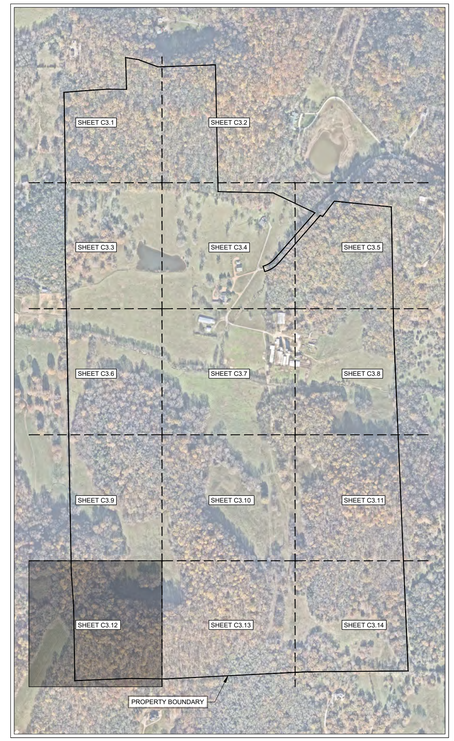



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AGRICULTURE
121320
STATE OF TENNESSEE
2025

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.12

COF # 8704

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.12

MATCHLINE SEE SHEET C3.14

HHO

HHO

625

830

835

840

845

850

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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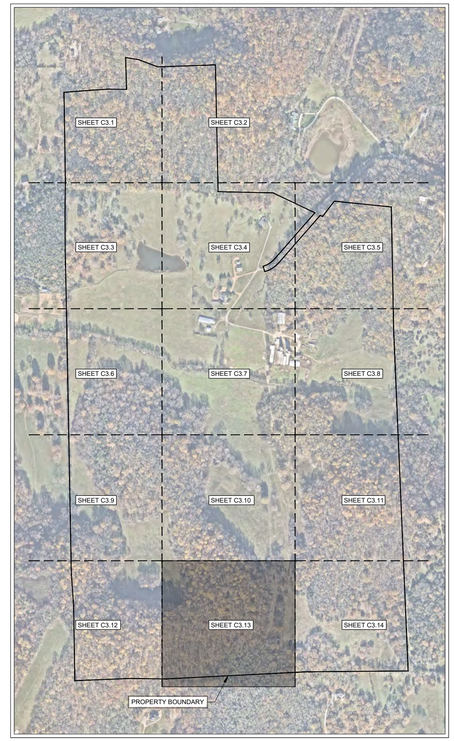

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121370 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.13

COF # 8704

MATCHLINE SEE SHEET C3.11

MATCHLINE SEE SHEET C3.13

FARREN WAY (MODIFIED LOCAL - 26' ROW)

HHO

500' HHO BUFFER

DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142, PG. 818 &
BK. 4469, PG. 145

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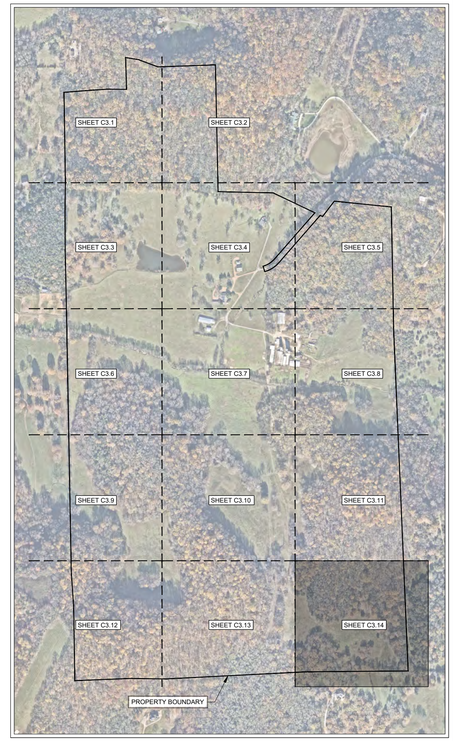

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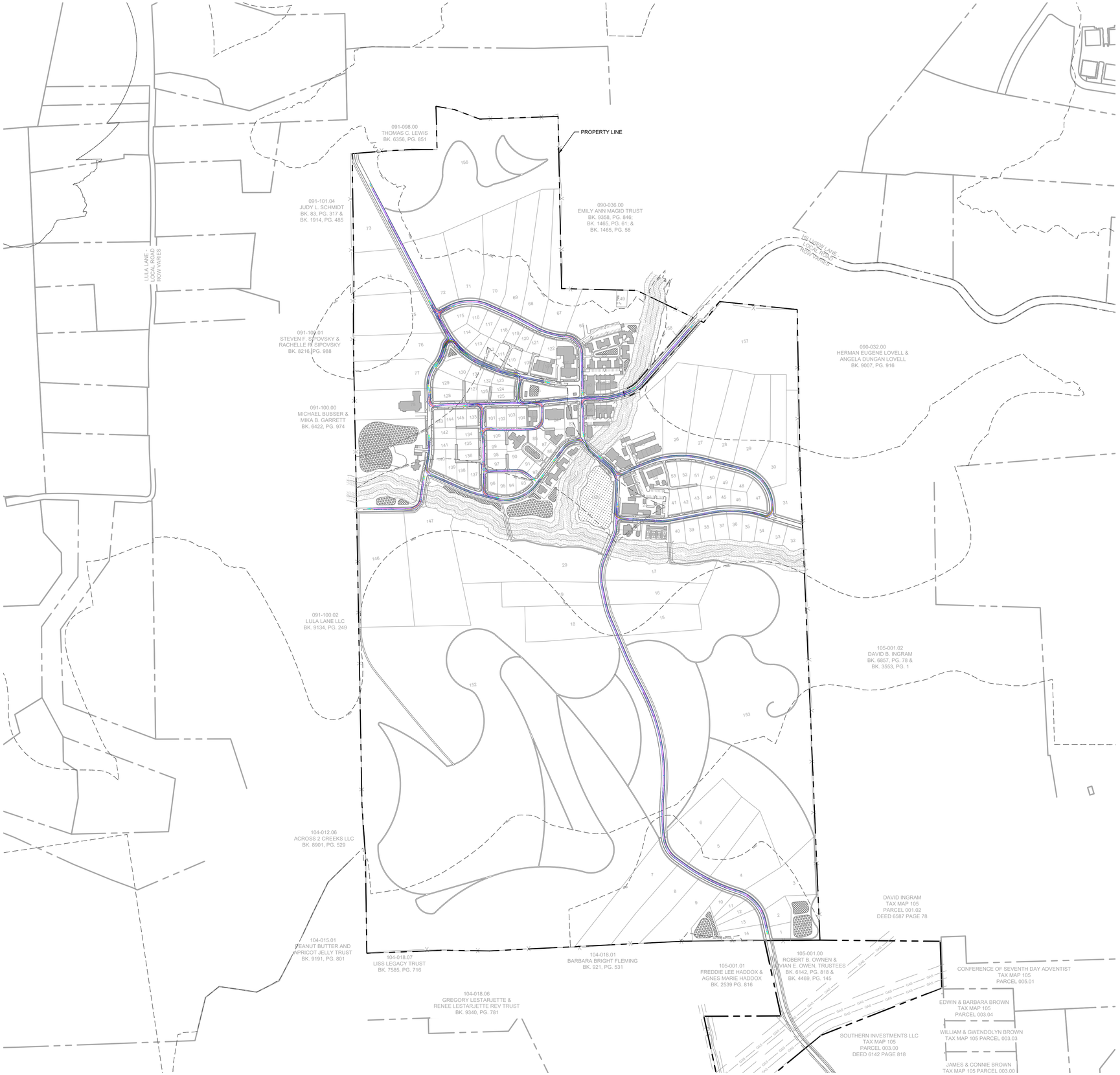

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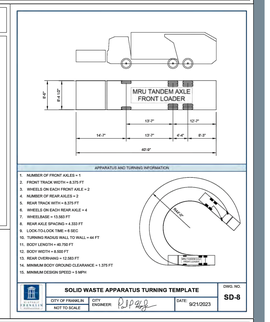
LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

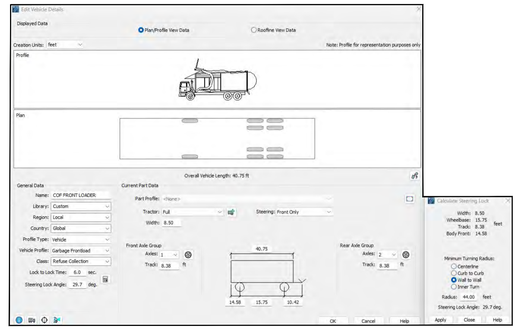


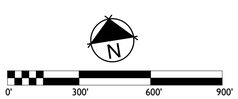
STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG LEWISBURG PIKE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH





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PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

OVERALL TRASH ROW AND ACCESS PLAN

SHEET

C4.0

COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

HHO

ASHCLYN LANE (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.3

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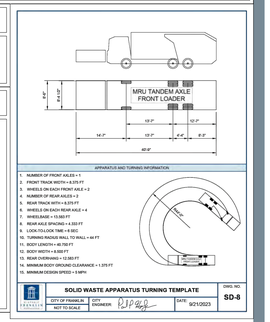

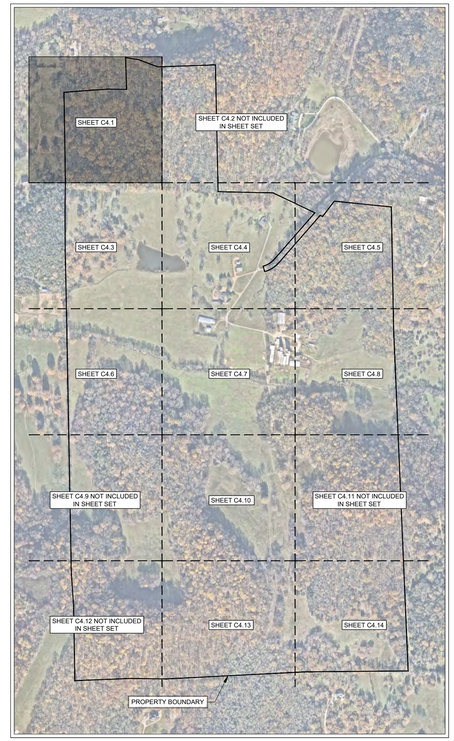

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0' 50' 100' 150'

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Franklin, Williamson County, Tennessee

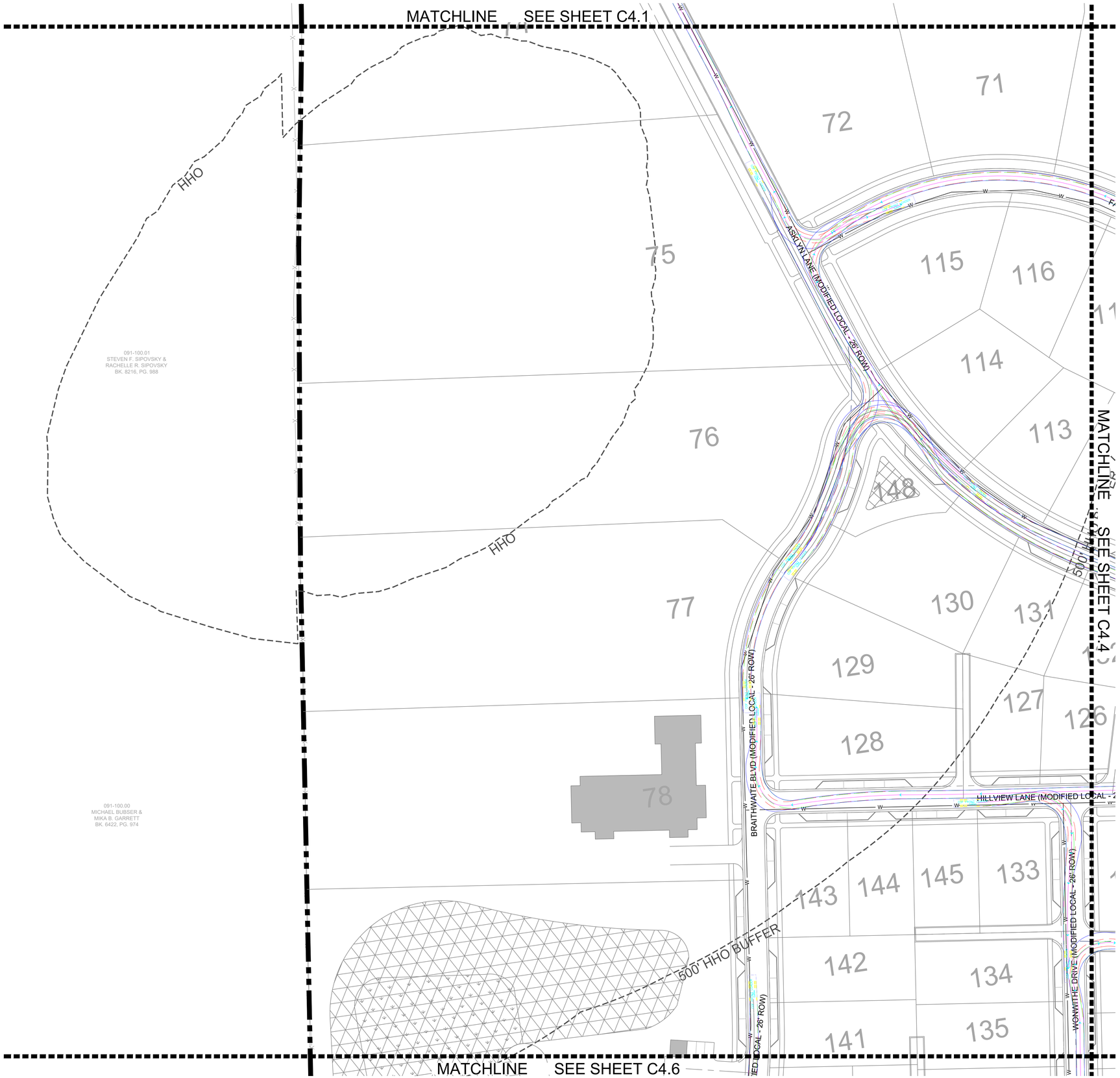
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.1

COF # 8704



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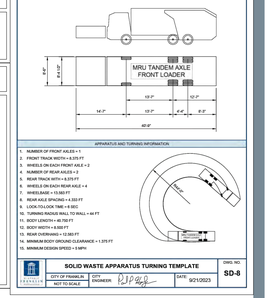

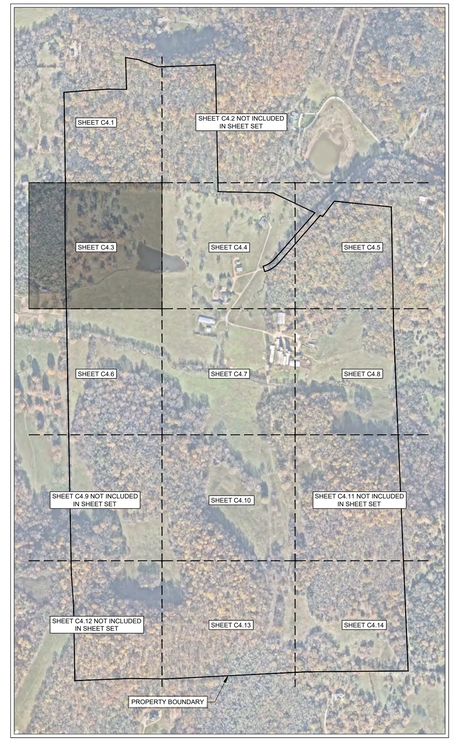

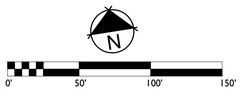

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Franklin, Williamson County, Tennessee

MARY McGOVERN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
No. 26, 121320
9/21/2025

Revision Date
- △ _____
- △ _____
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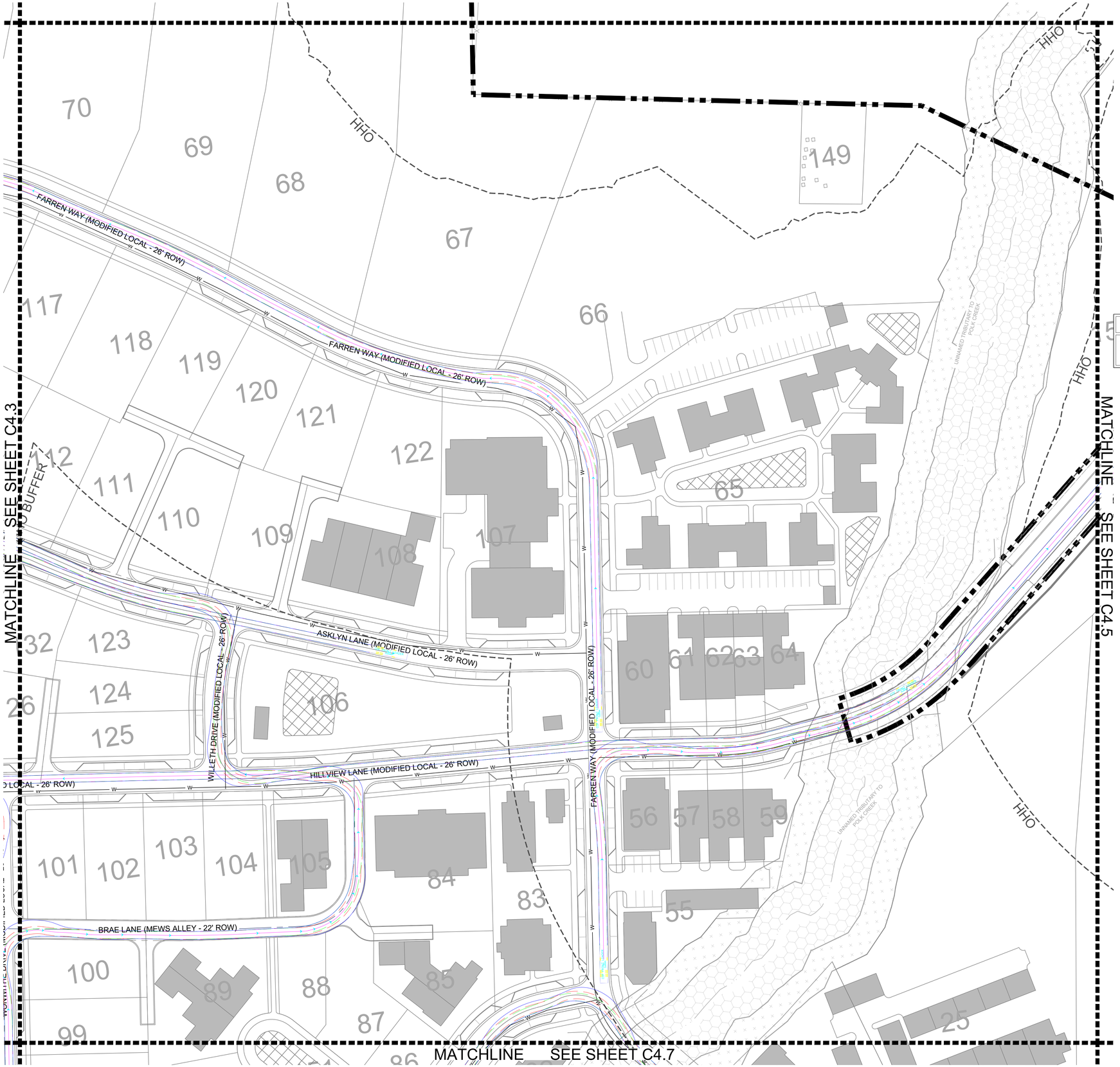
ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.3

COF # 8704



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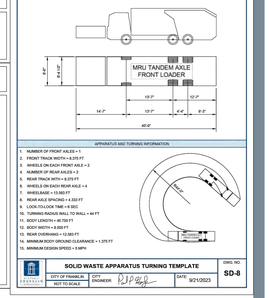

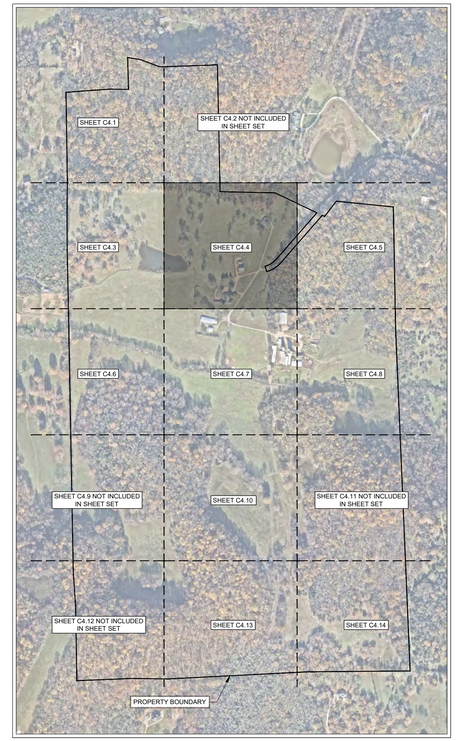

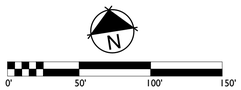

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MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURAL — No. 121320 — STATE OF TENNESSEE — 2025

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SHEET
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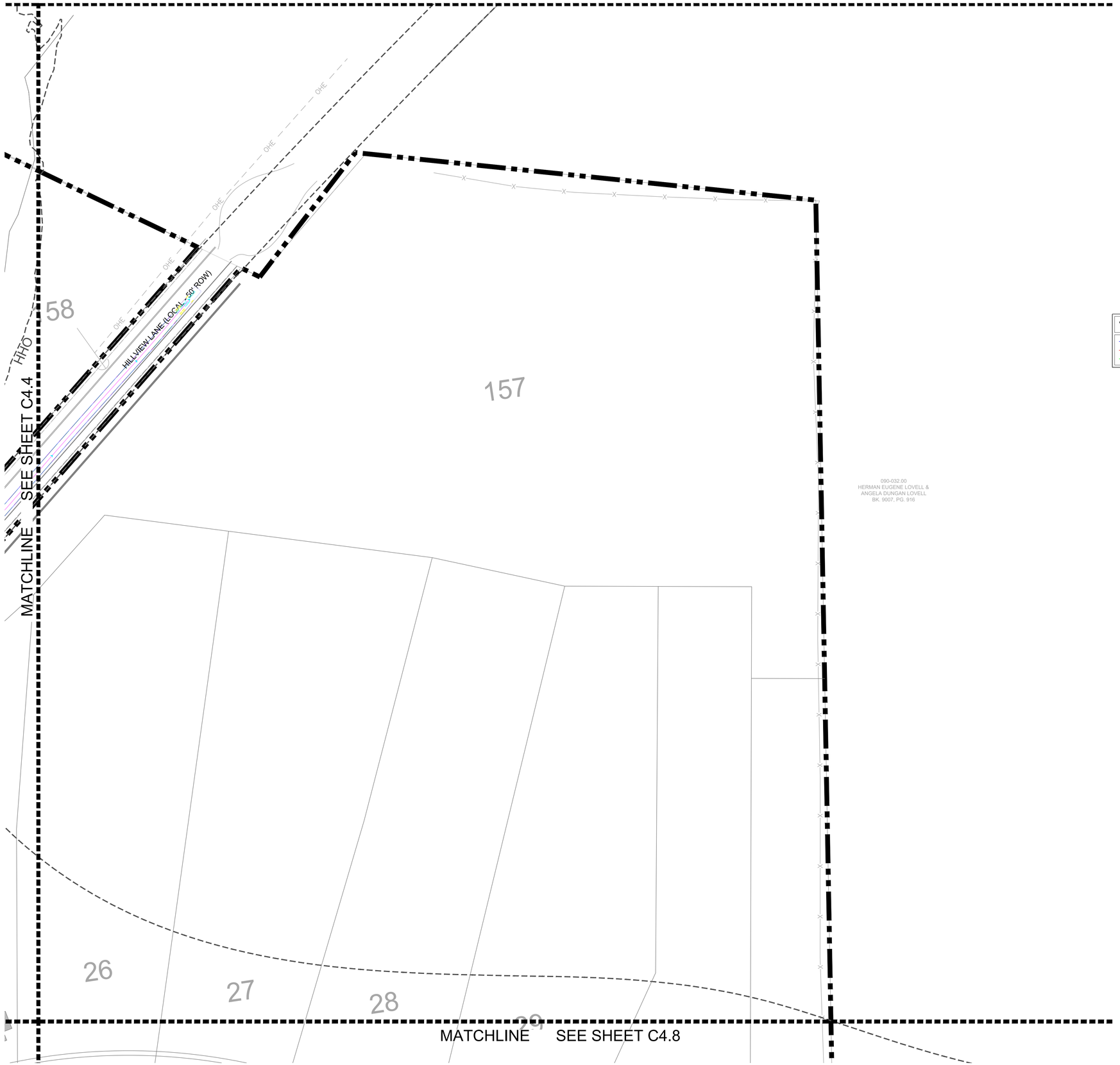

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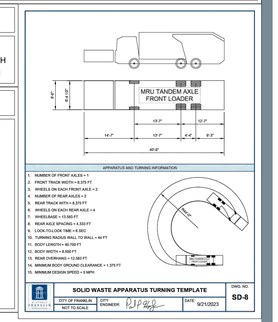
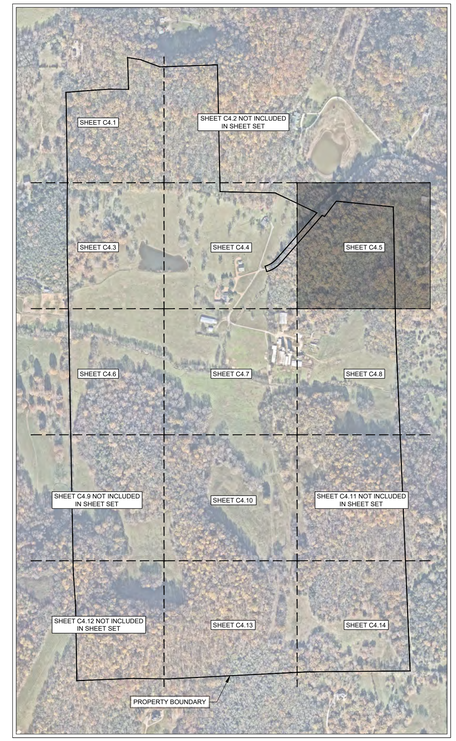
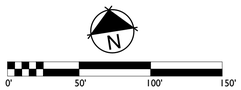
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER







GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

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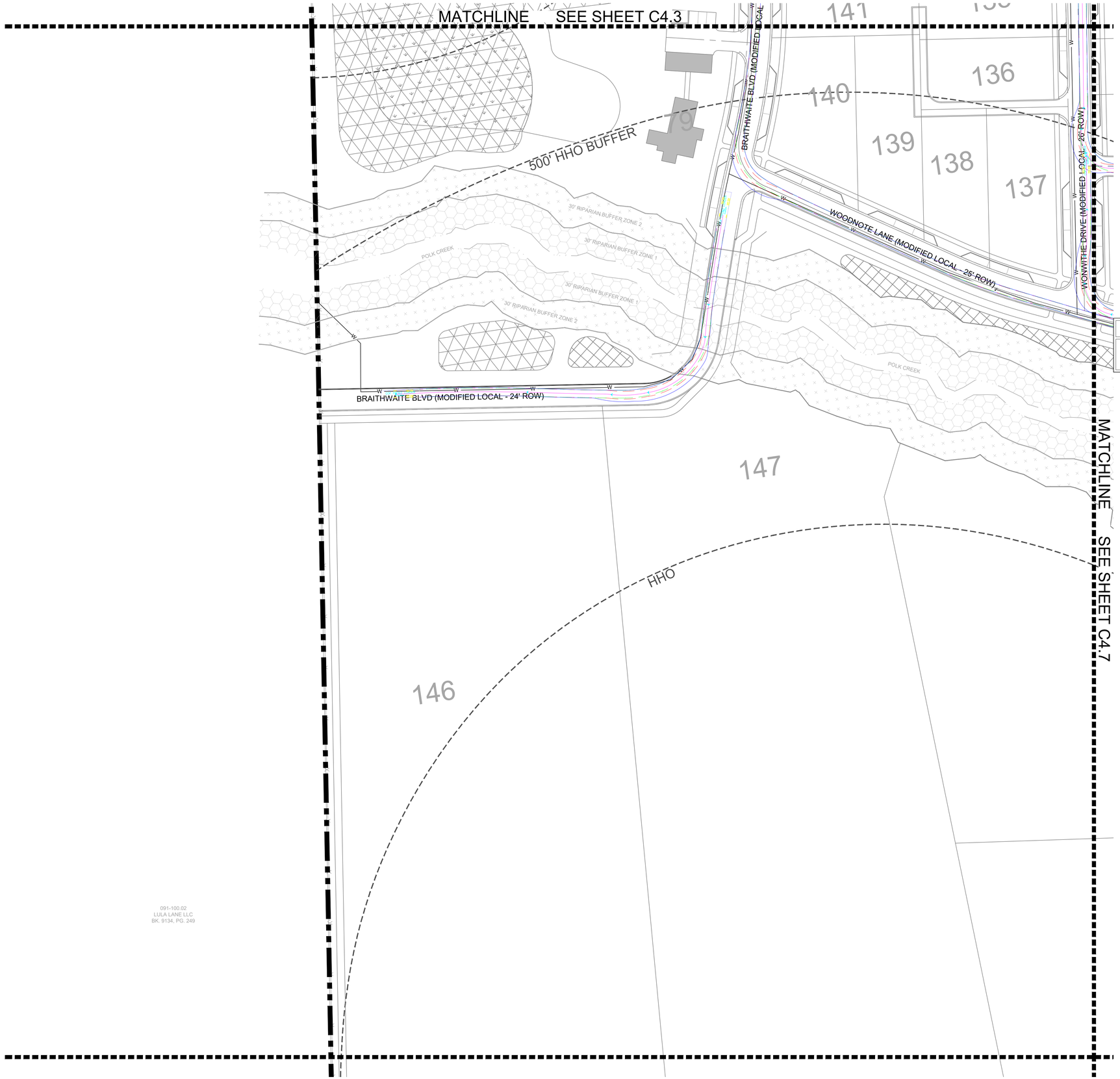
ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.5

COF # 8704



ROW & ACCESS GENERAL NOTES

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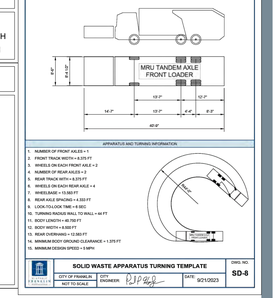

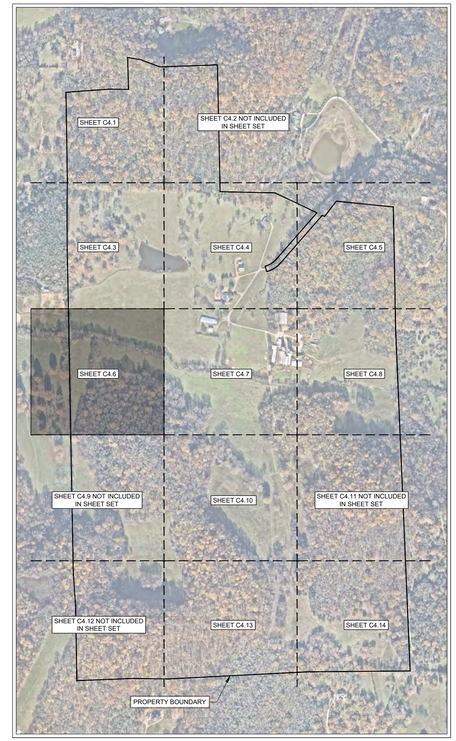

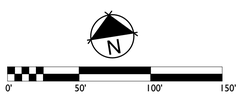

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

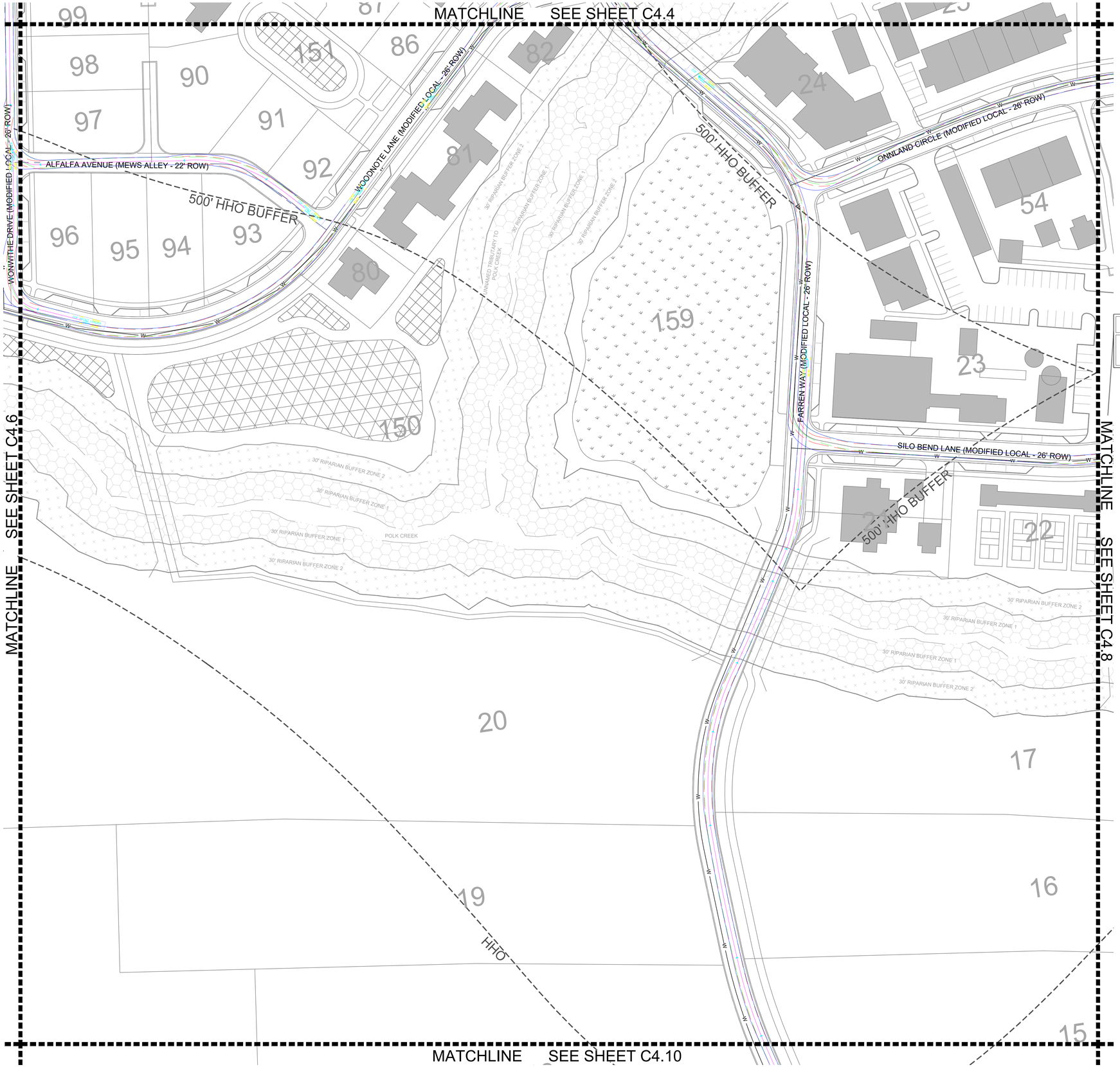
STATE OF TENNESSEE · MARY McGOWAN · REGISTERED ENGINEER · 121324 · AGRICULTURE & BIOSYSTEMS ENGINEERING · 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.6

COF # 8704



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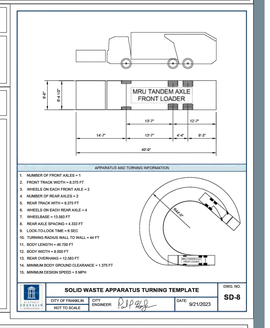

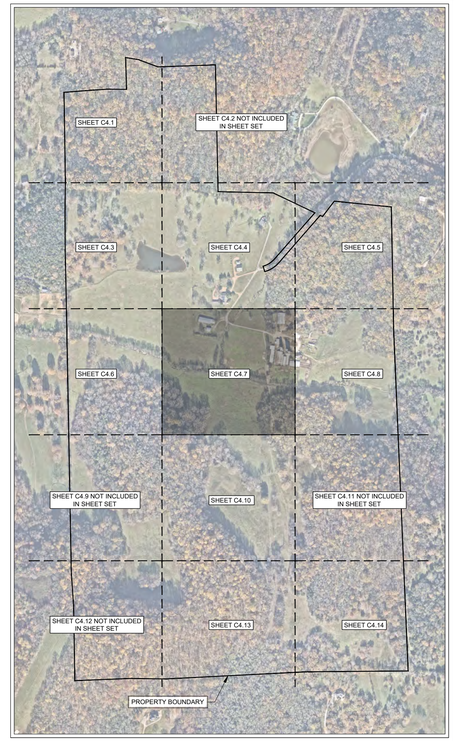

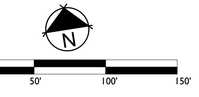

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

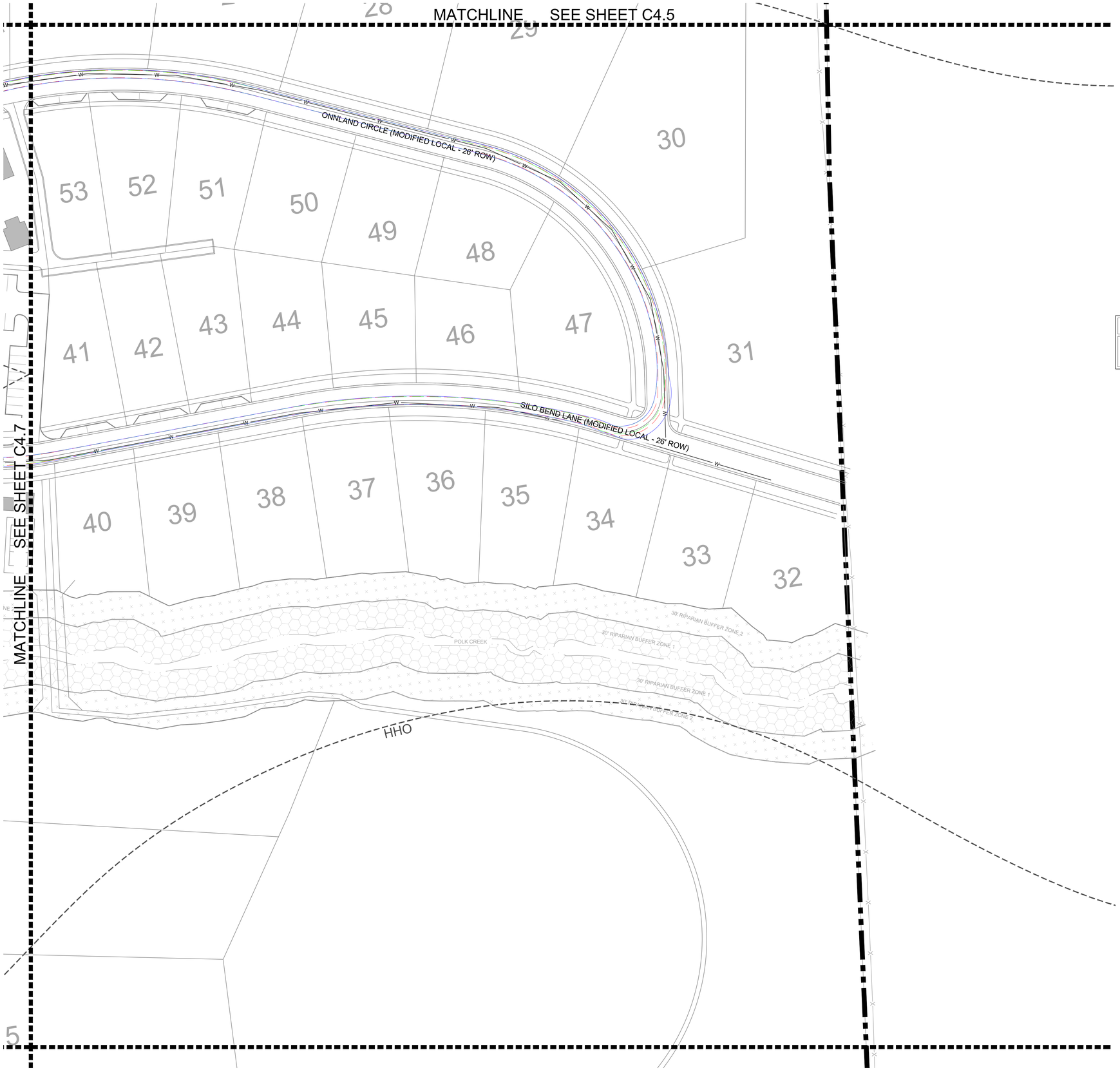
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE OF TENNESSEE No. 121320 STATE OF TENNESSEE
9/21/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.7
COF # 8704



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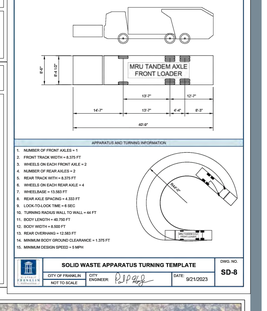

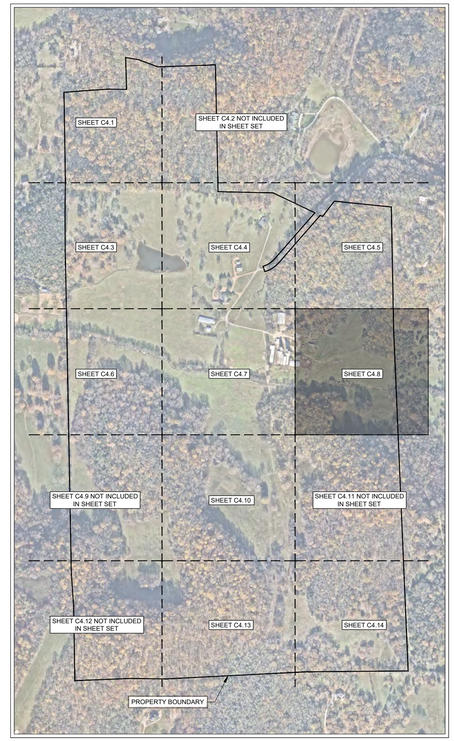

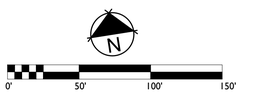

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE
12/31/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.8

COF # 8704

MATCHLINE SÈE SHEET C4.7

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.13

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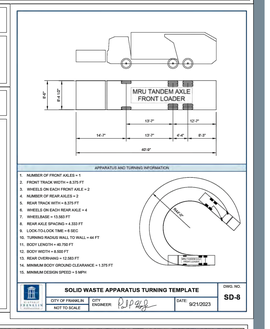

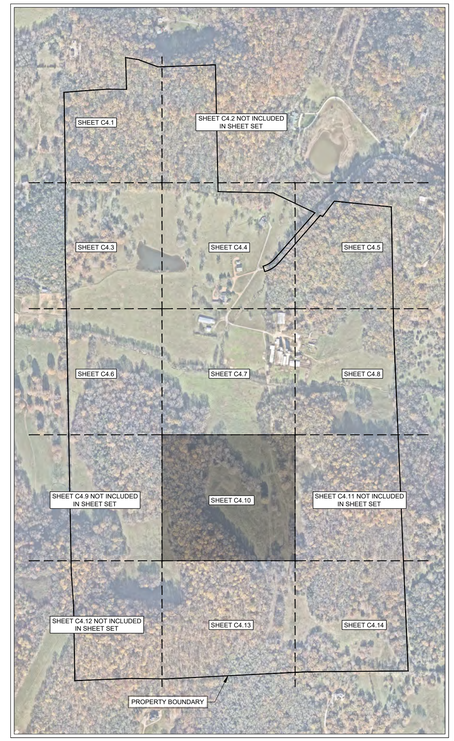

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER 121320 STATE OF TENNESSEE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.10

COF # 8704

MATCHLINE SEE SHEET C4.10

HHO

HHO

MATCHLINE SEE SHEET C4.14

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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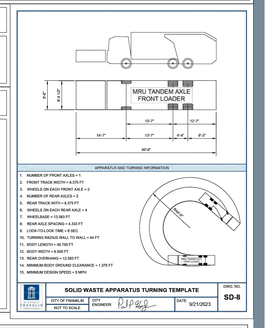
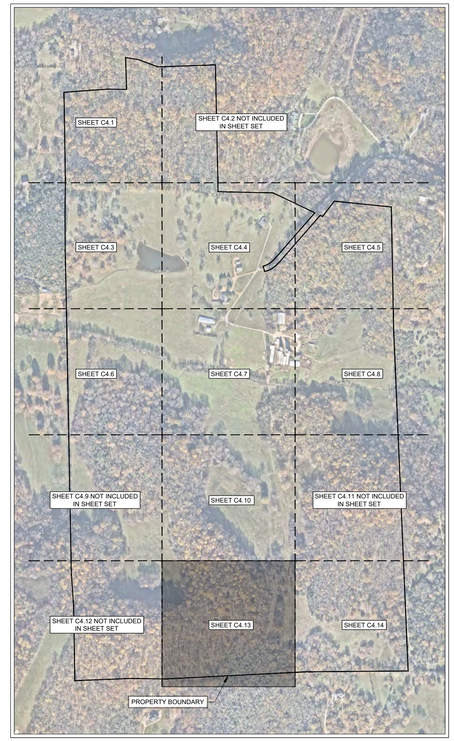
VEHICLE LEGEND

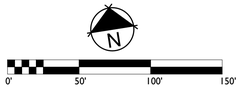
- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER







GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320 2025

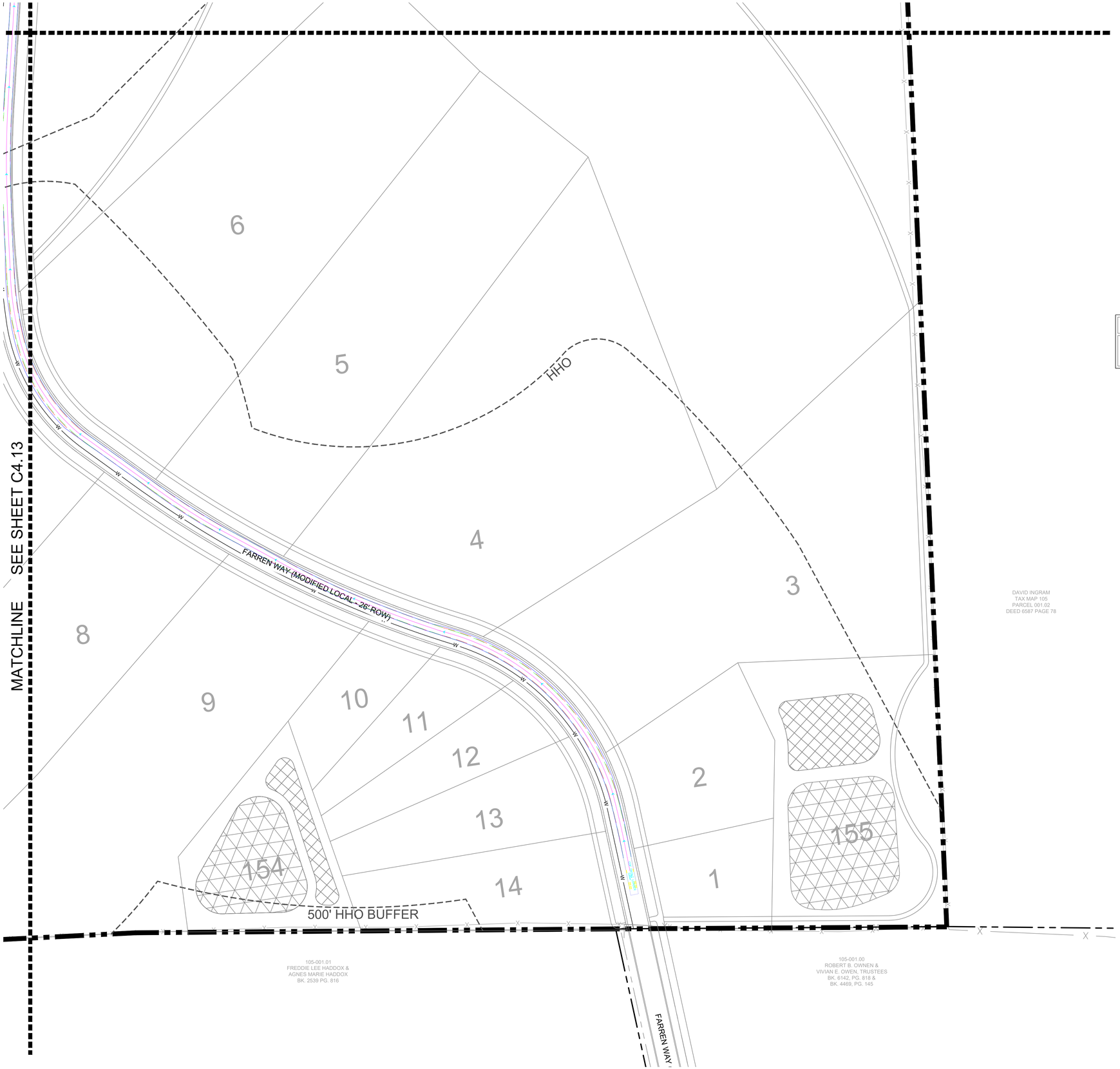
Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.13

COF # 8704



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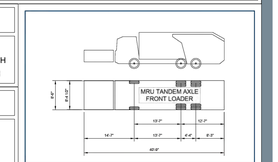

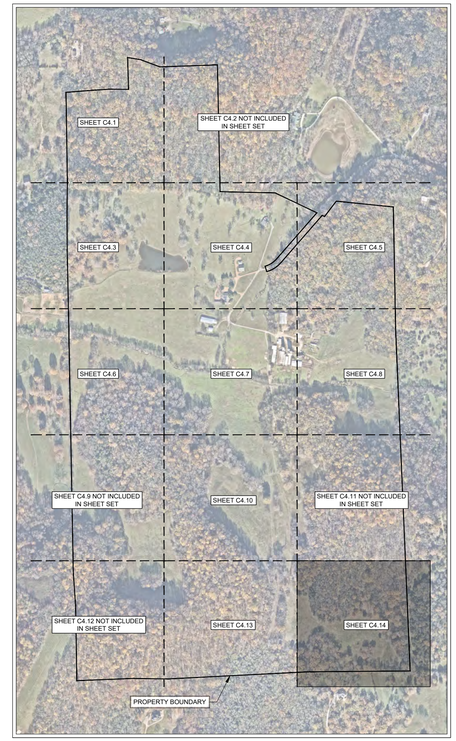

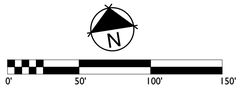

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

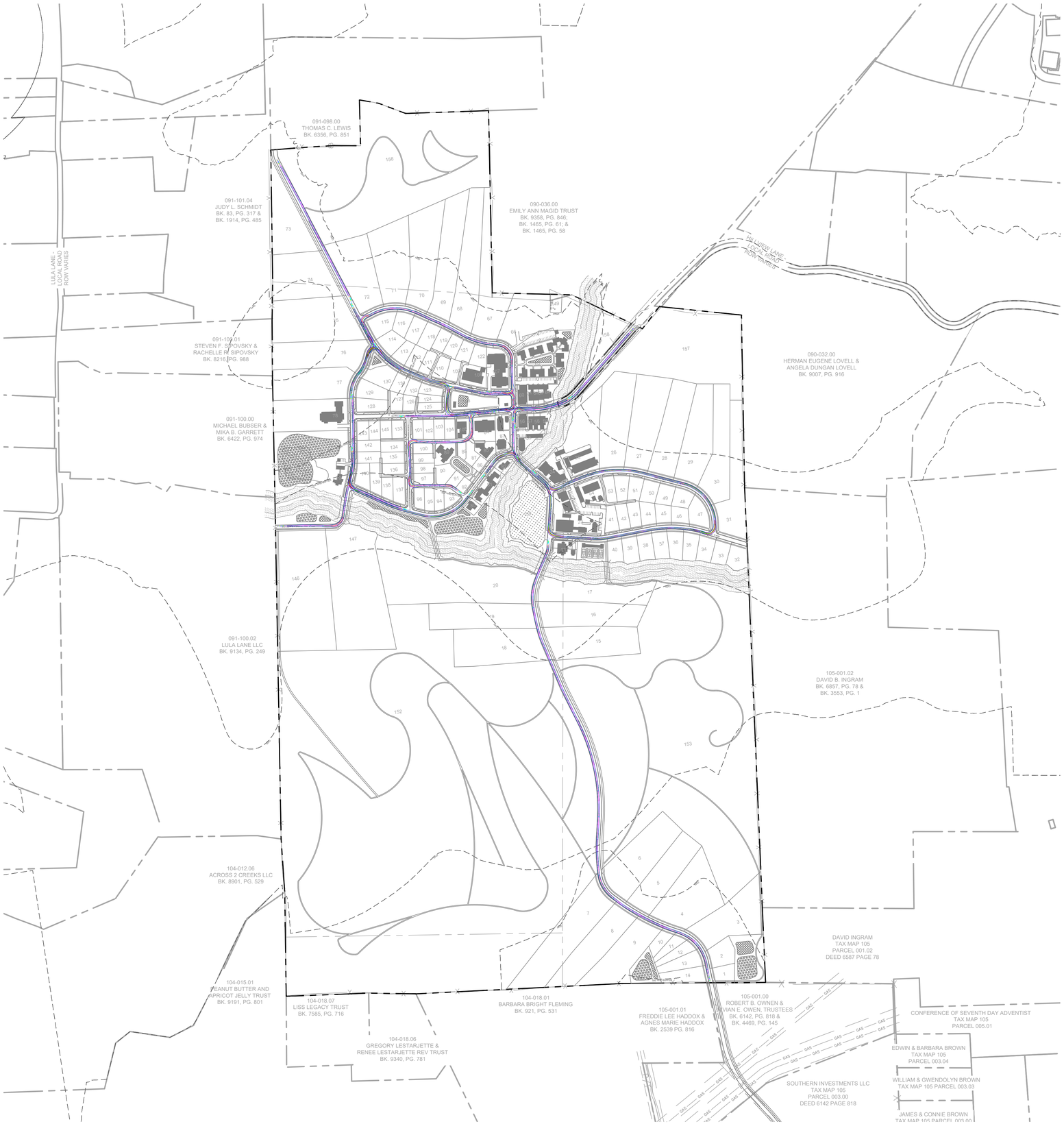
MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121330 STATE OF TENNESSEE
9/21/2025

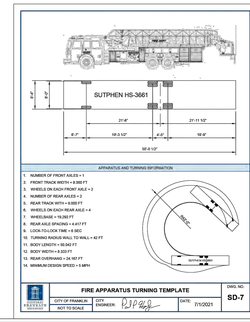
Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.14

COF # 8704





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STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG COLEMAN ROAD AND HILLVIEW LANE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
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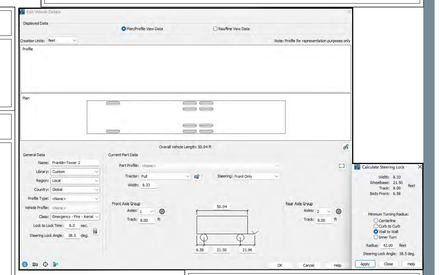

NOTE

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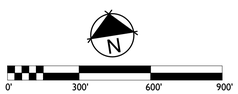
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL FIRE ROW AND ACCESS PLAN

SHEET
C4.15
COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

ASKLYN LANE MODIFIED LOCAL - 24' ROW

MATCHLINE SEE SHEET C4.18

NOTE

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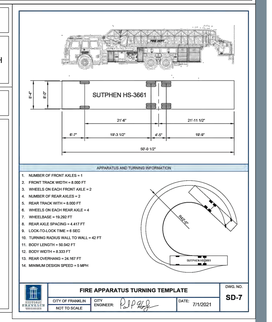

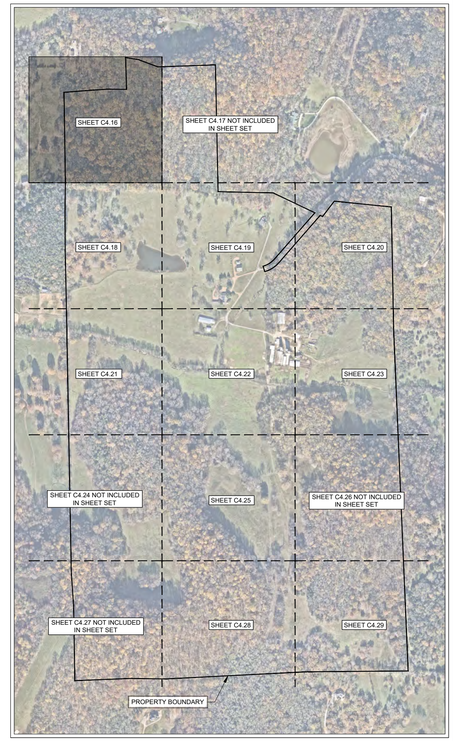

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FLOW TEST DATE: 01/17/2025
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RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.16

COF # 8704

MATCHLINE SEE SHEET C4.16

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.21

HHO

500' HHO BUFFER

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 26

WONWYTHE DRIVE (MODIFIED LOCAL - 26' ROW)

71 72 75 76 77 78 115 116 114 113 148 130 131 129 127 126 128 143 144 145 133 142 134 141 135

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

NOTE

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VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
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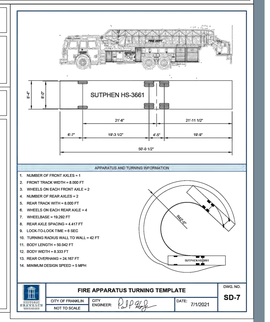

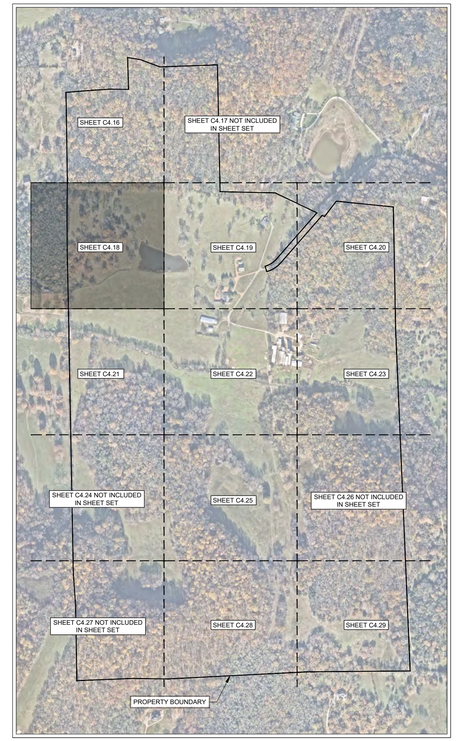

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSE 121320 2025

Revision Date
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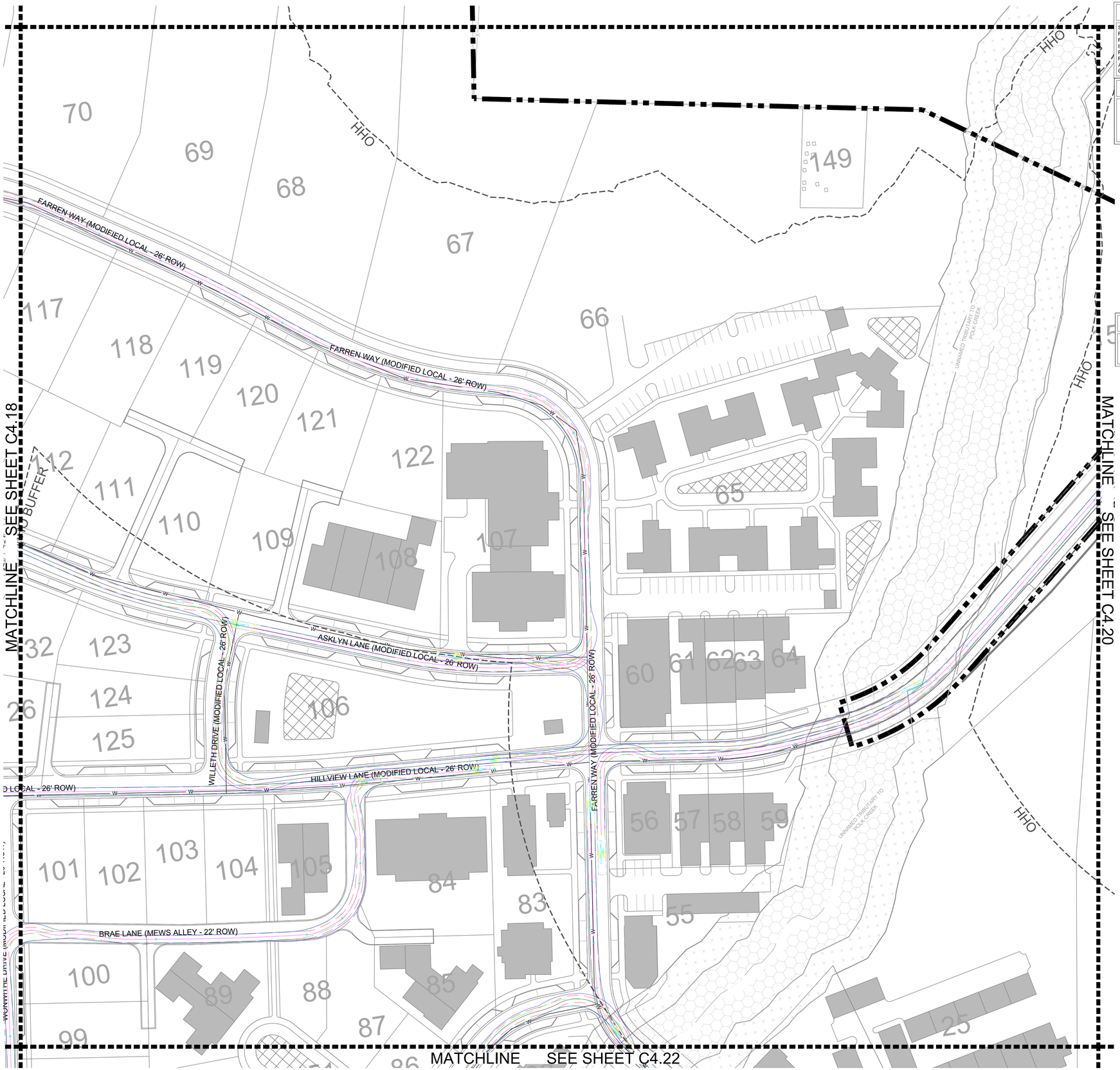
4 _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.18

COF # 8704



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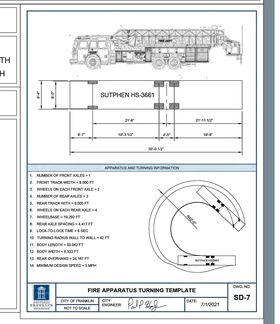

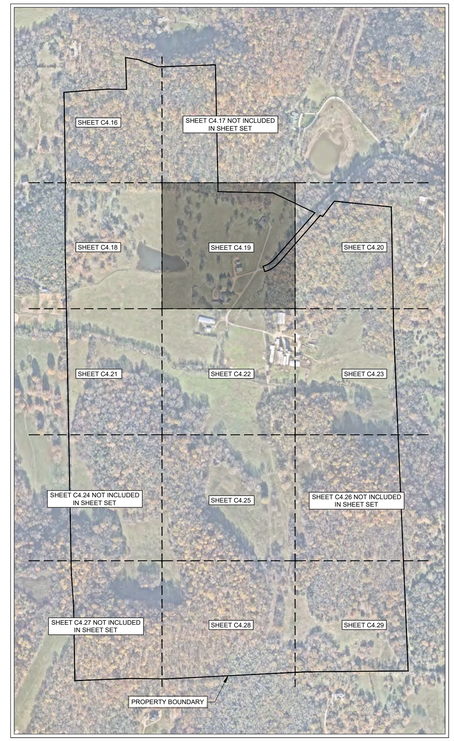

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — 126320 — STATE OF TENNESSEE — 2025

Revision Date
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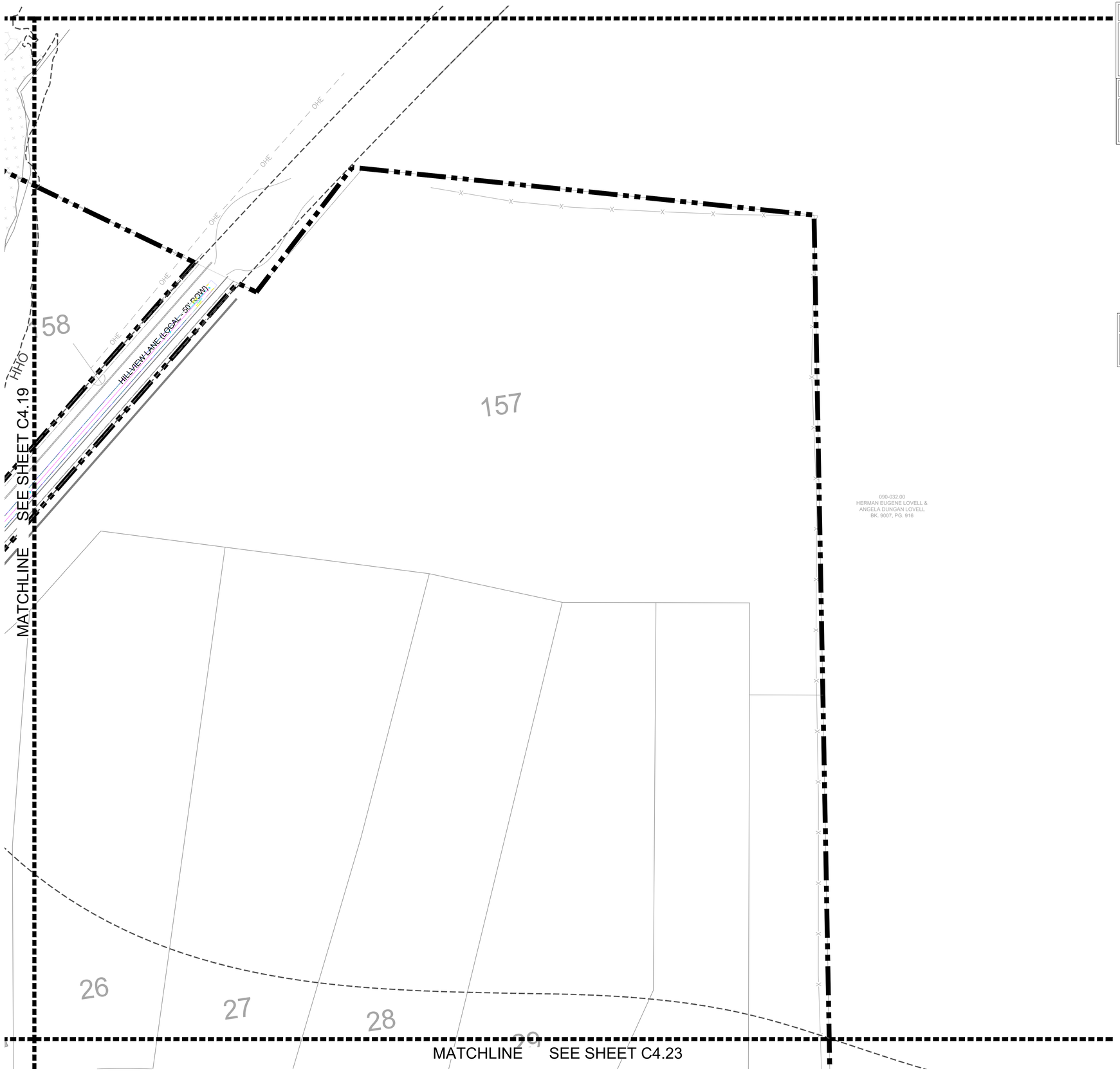
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.19

COF # 8704



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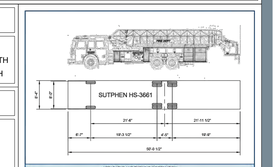

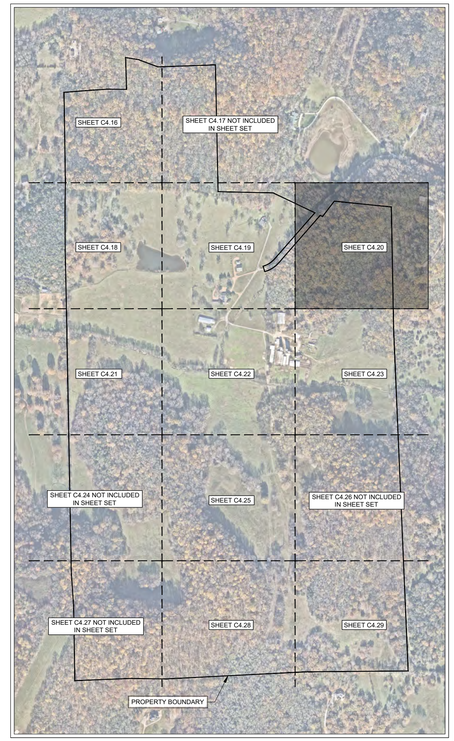

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER 121320 STATE OF TENNESSEE
APPROVED
CITY OF FRANKLIN DEPARTMENT OF AGRICULTURE
7/1/2025

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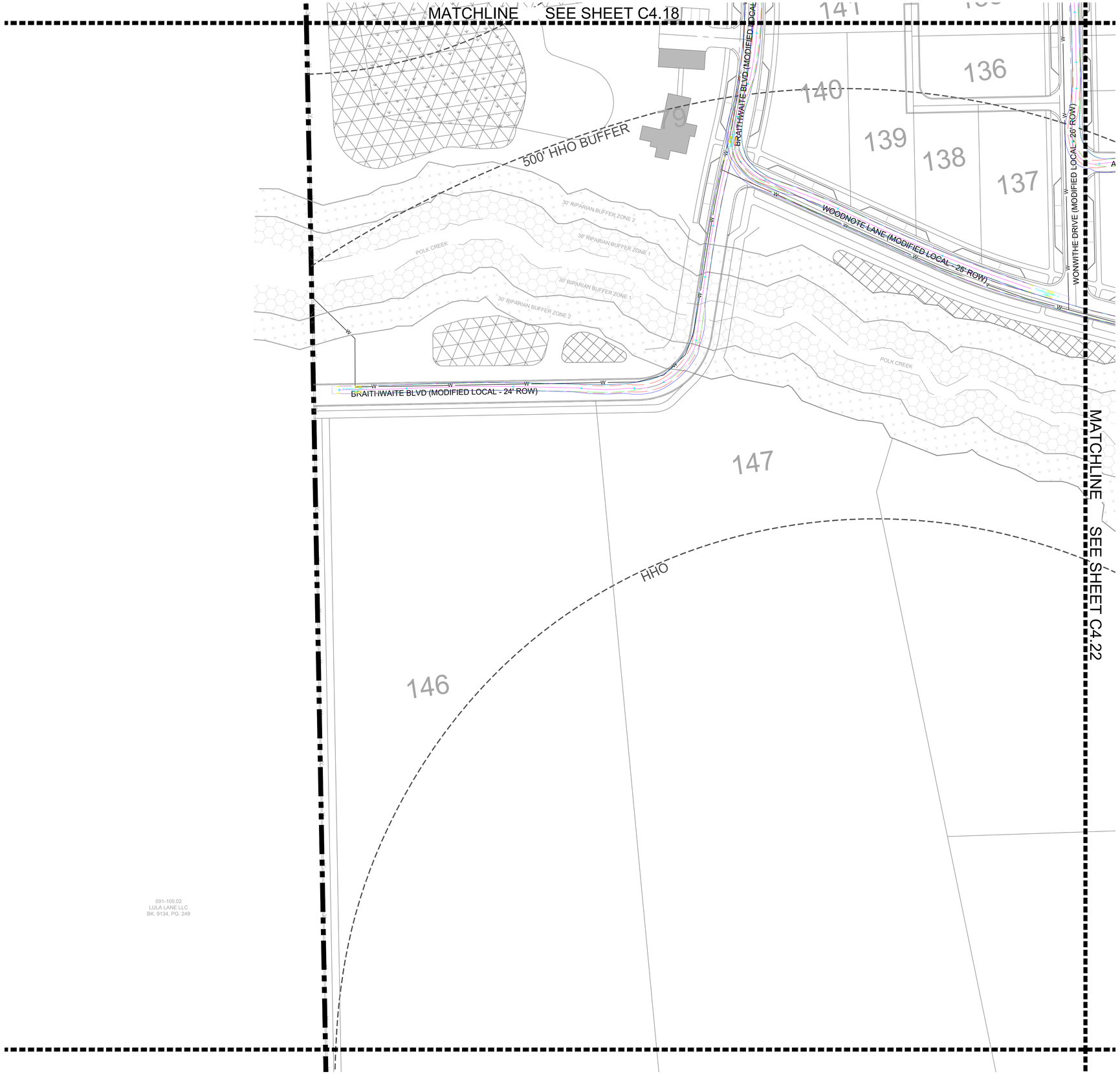
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.20
COF # 8704



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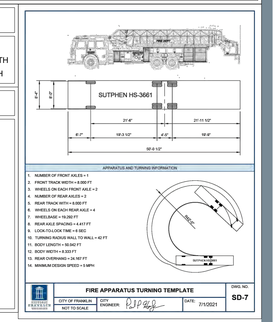

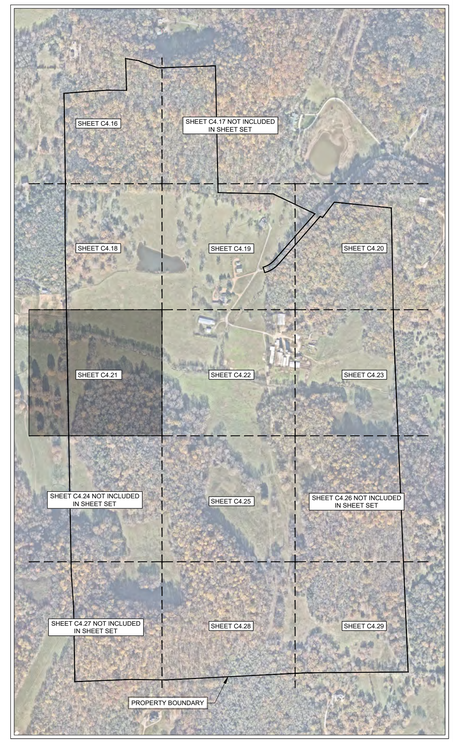

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.21

COF # 8704

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.21

MATCHLINE SEE SHEET C4.23

MATCHLINE SEE SHEET C4.25

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 22 20 19 17 16 15

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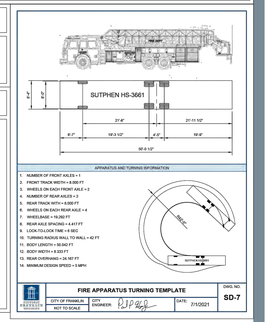
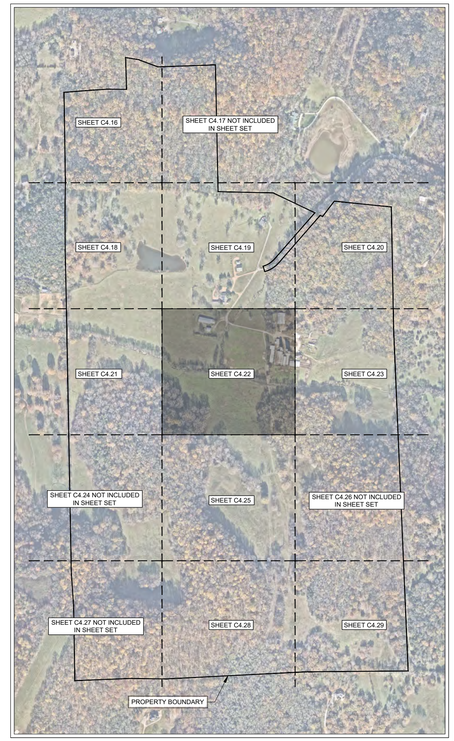
- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

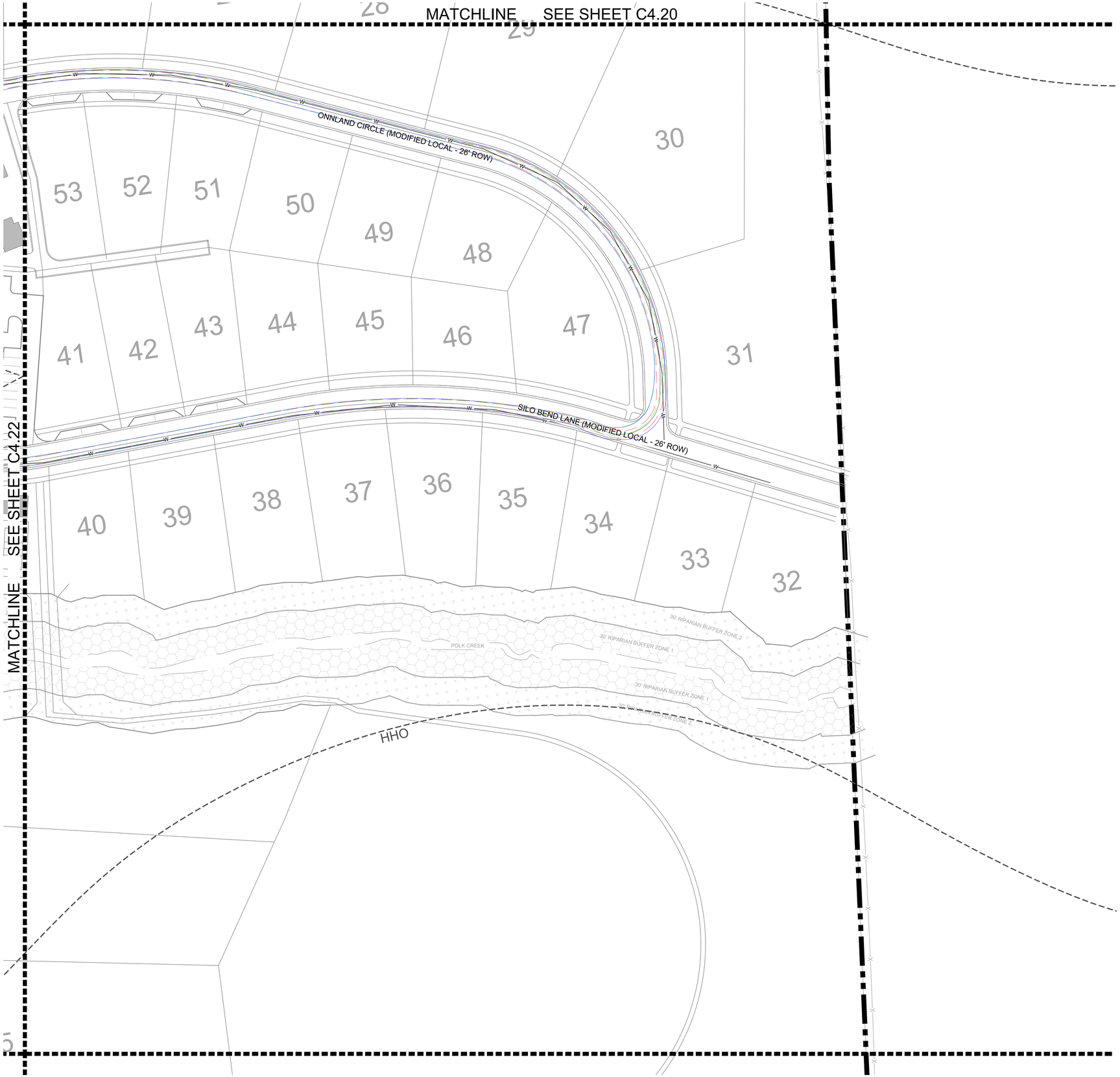
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.22

COF # 8704



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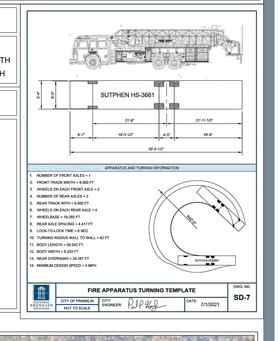

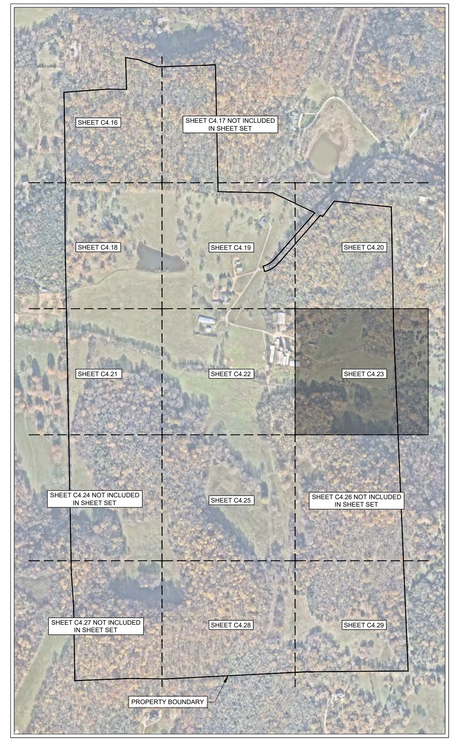

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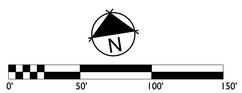

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 26.121320 PLANNER 2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.23

COF # 8704

MATCHLINE SEE SHEET C4.22

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.28

NOTE

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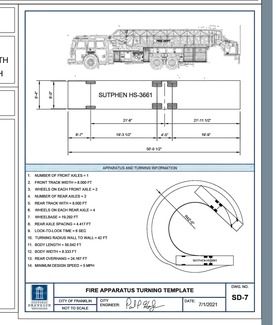

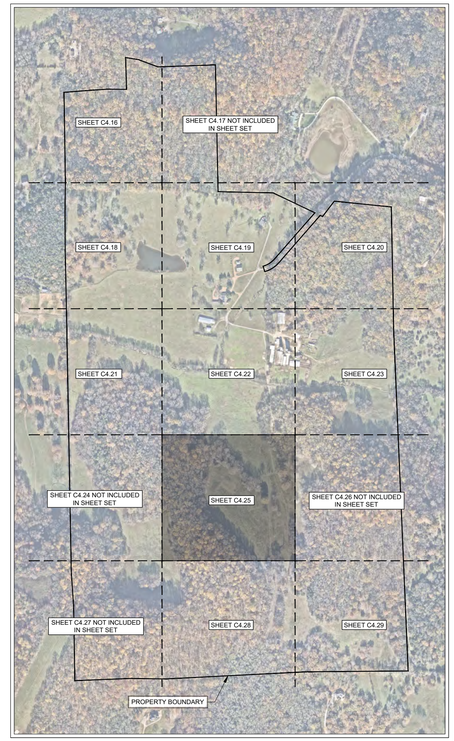

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121324 2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.25

COF # 8704

MATCHLINE SEE SHEET C4.25

HHO

HHO

MATCHLINE SEE SHEET C4.29

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

7

NOTE

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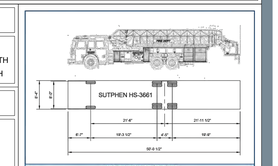

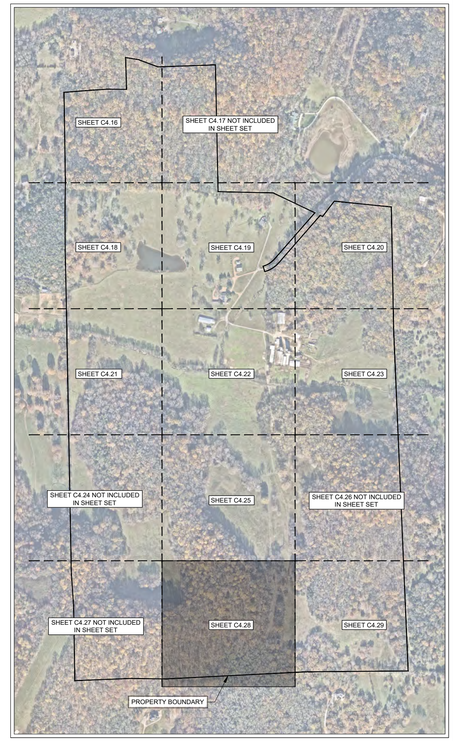

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7/1/2025

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SHEET
C4.28
COF # 8704



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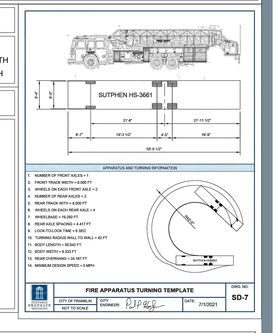

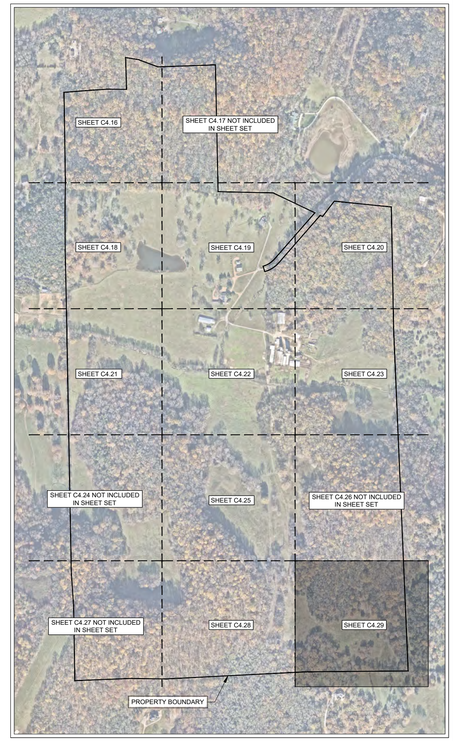

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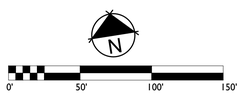

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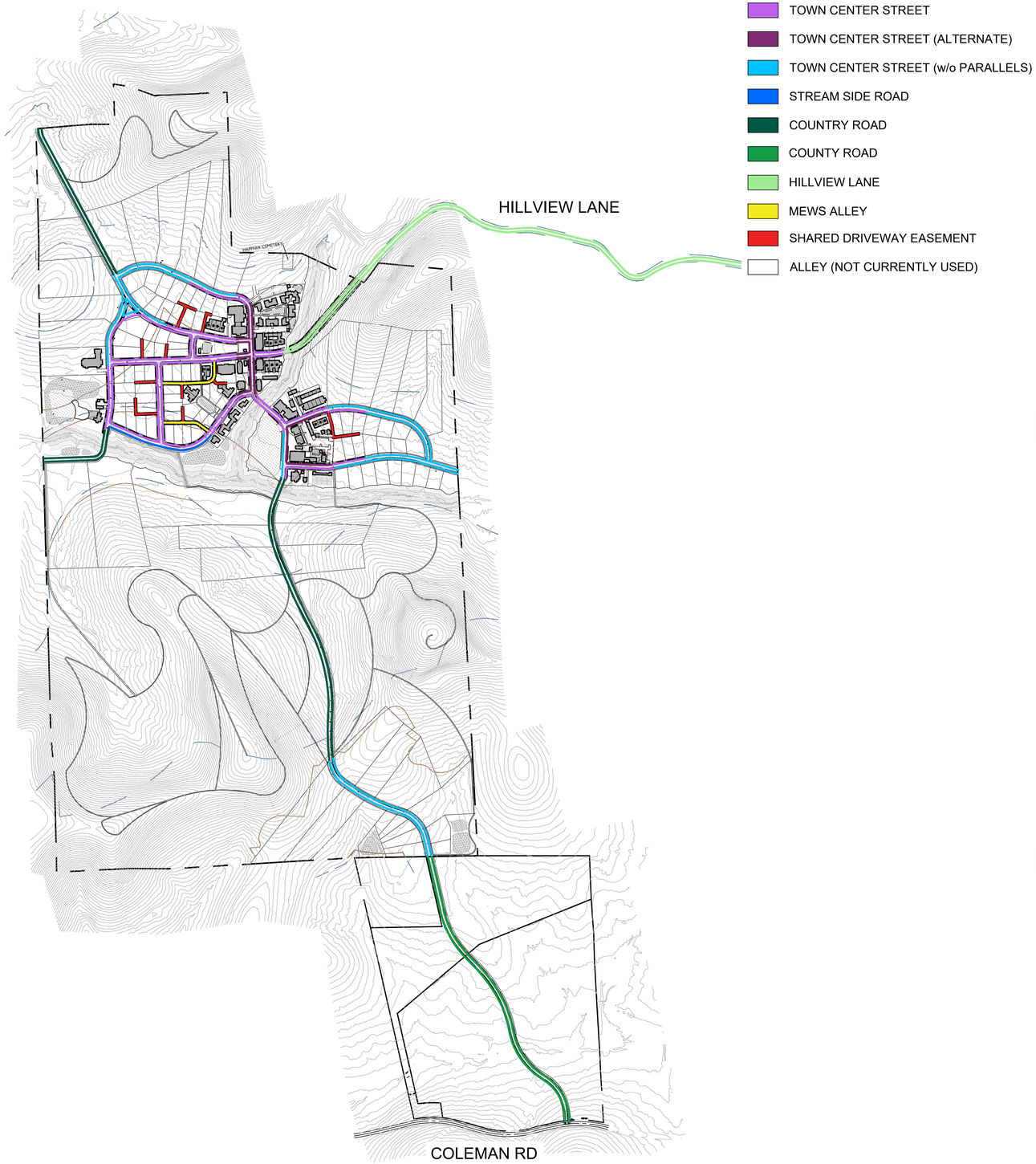
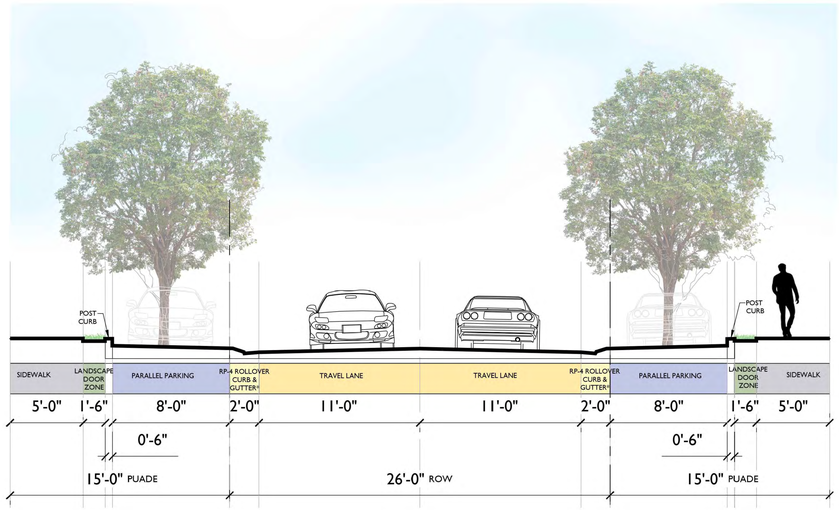
C4.29
COF # 8704



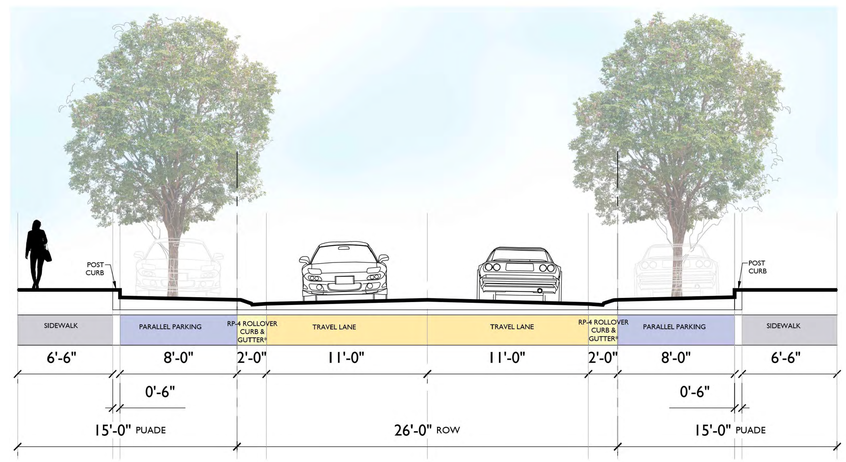
- TOWN CENTER STREET
- TOWN CENTER STREET (ALTERNATE)
- TOWN CENTER STREET (w/o PARALLELS)
- STREAM SIDE ROAD
- COUNTRY ROAD
- COUNTY ROAD
- HILLVIEW LANE
- MEWS ALLEY
- SHARED DRIVEWAY EASEMENT
- ALLEY (NOT CURRENTLY USED)

TOWN CENTER STREET



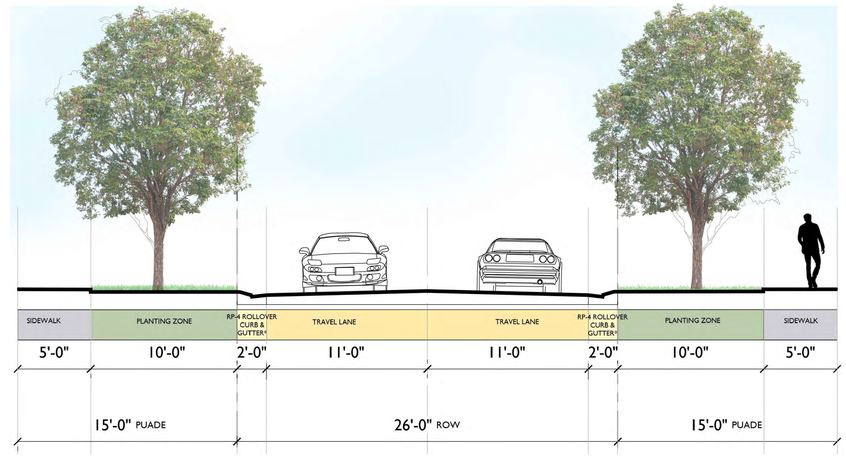
*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (ALTERNATE)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (w/o PARALLELS)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1735 STATE OF TENNESSEE AGRICULTURE REGISTERED 1735 LANDSCAPE ARCHITECT 10/3/25

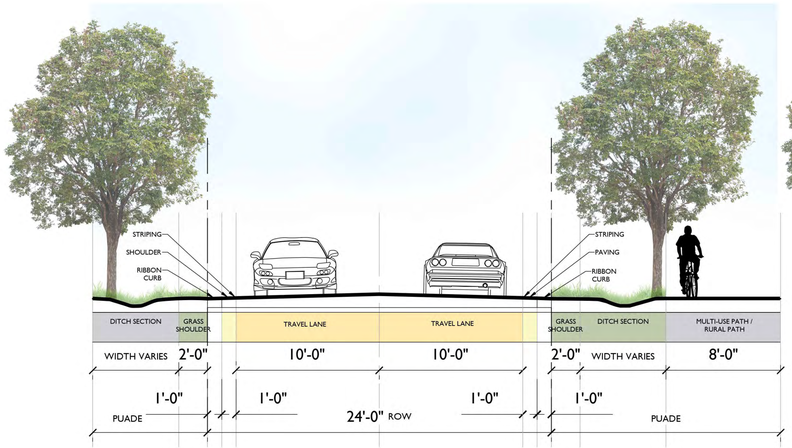
Revision Date
△ _____
△ _____
△ _____
△ _____

STREET NETWORK PLAN AND SECTIONS

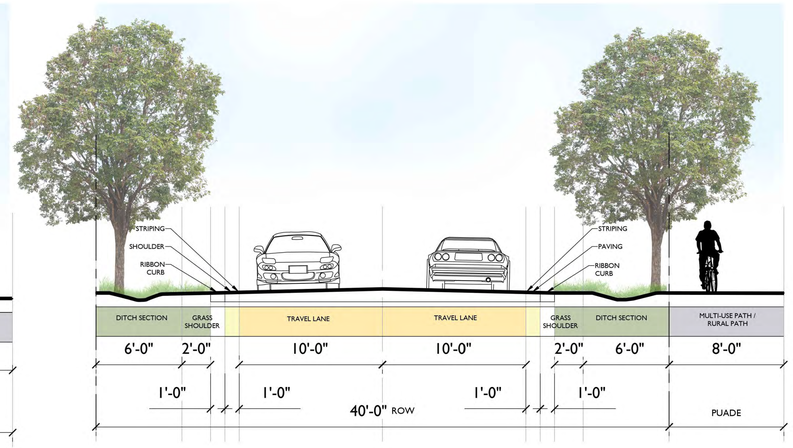
SHEET
C4.30

COF # 8704

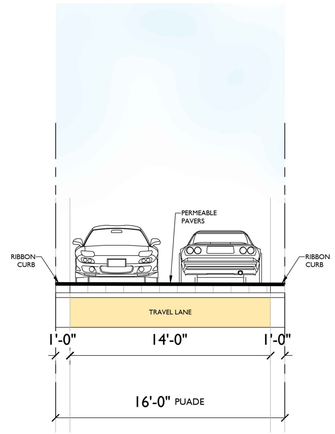
COUNTRY ROAD



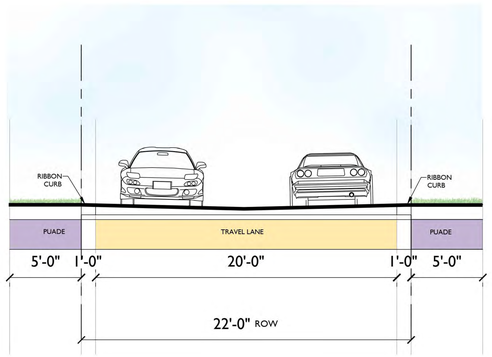
COUNTY ROAD



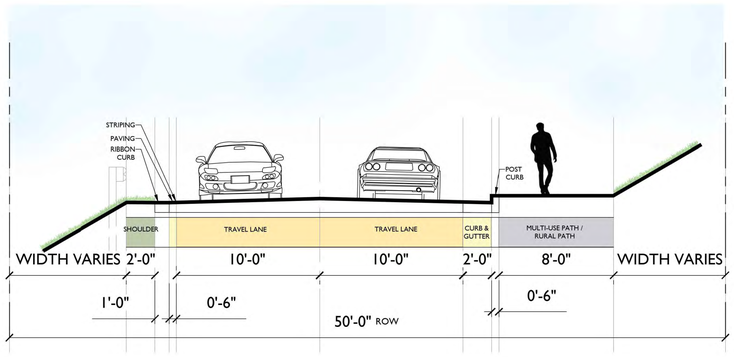
SHARED DRIVEWAY EASEMENT



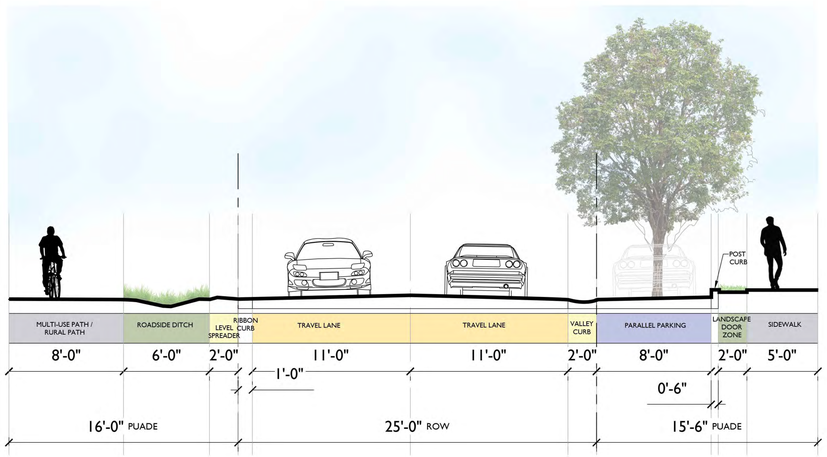
MEWS ALLEY



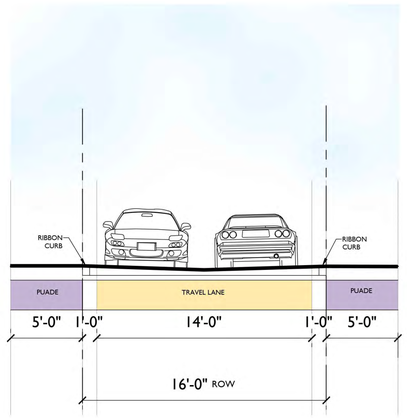
HILLVIEW LANE



STREAM SIDE ROAD



ALLEY (NOT CURRENTLY USED)



0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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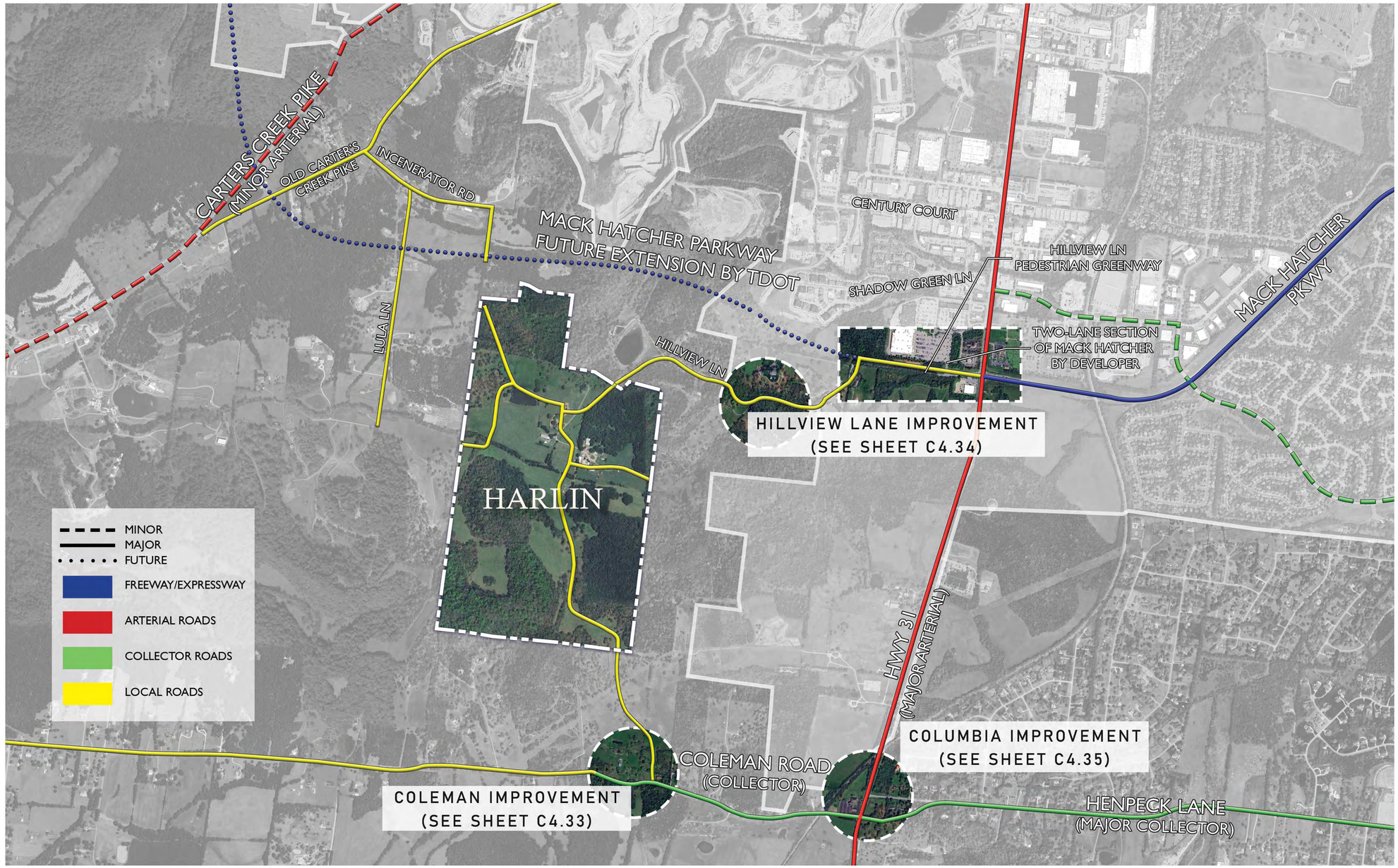
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date

STREET SECTIONS

SHEET
C4.31
COF # 8704



GAMBLE DESIGN COLLABORATIVE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.32

COF # 8704

COLEMAN ROAD IMPROVEMENT



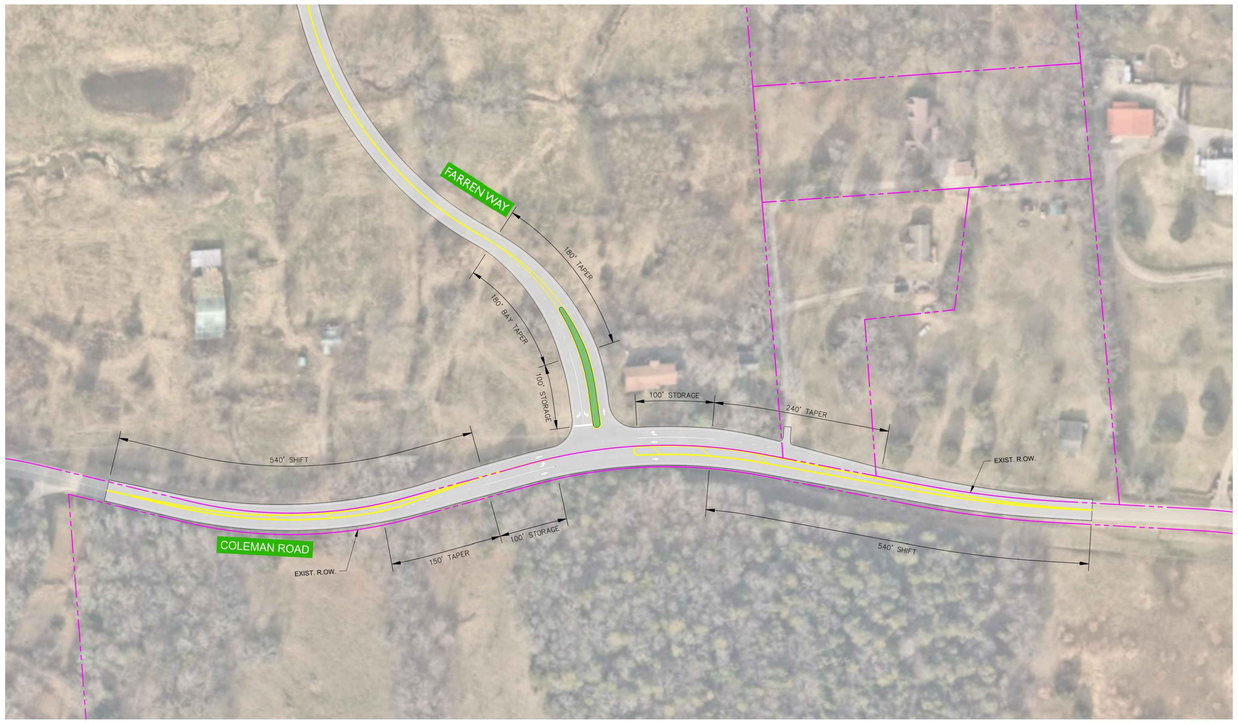
Location Key



Existing Conditions



Proposed Improvements



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

△ _____

△ _____

△ _____

△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET

C4.33

COF # 8704

HILLVIEW LANE & MACK HATCHER IMPROVEMENT

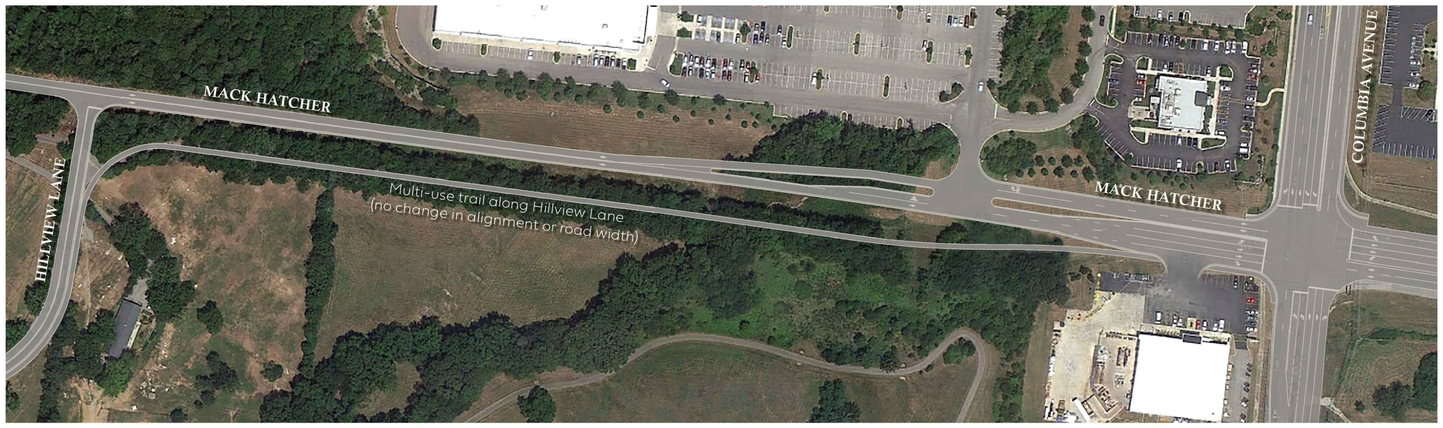




Location Key



Existing Conditions



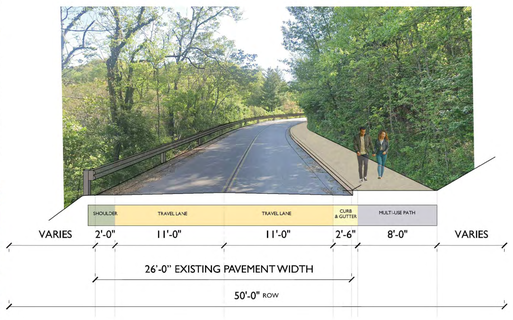
Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements to Hillview Lane

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT 1/15/25

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.34

COF # 8704

COLEMAN ROAD & COLUMBIA PIKE IMPROVEMENT



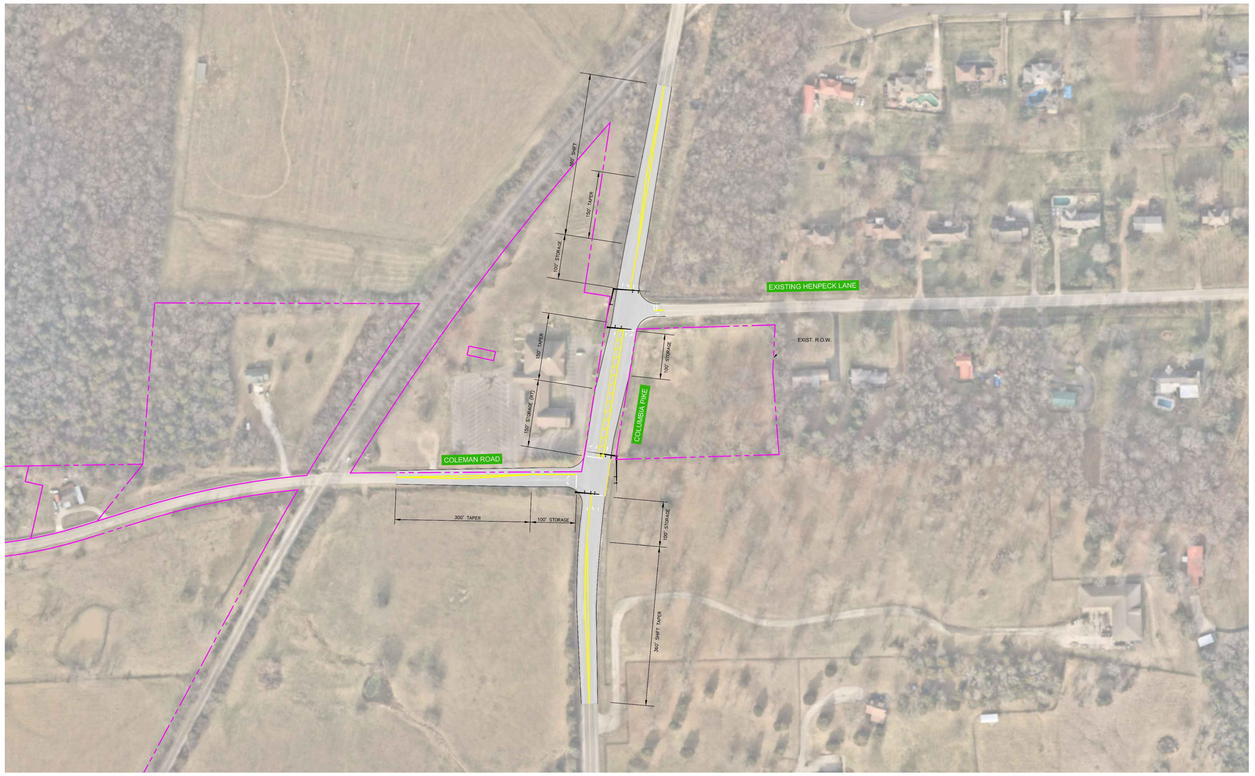
Location Key



Existing Conditions



Proposed Improvements



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

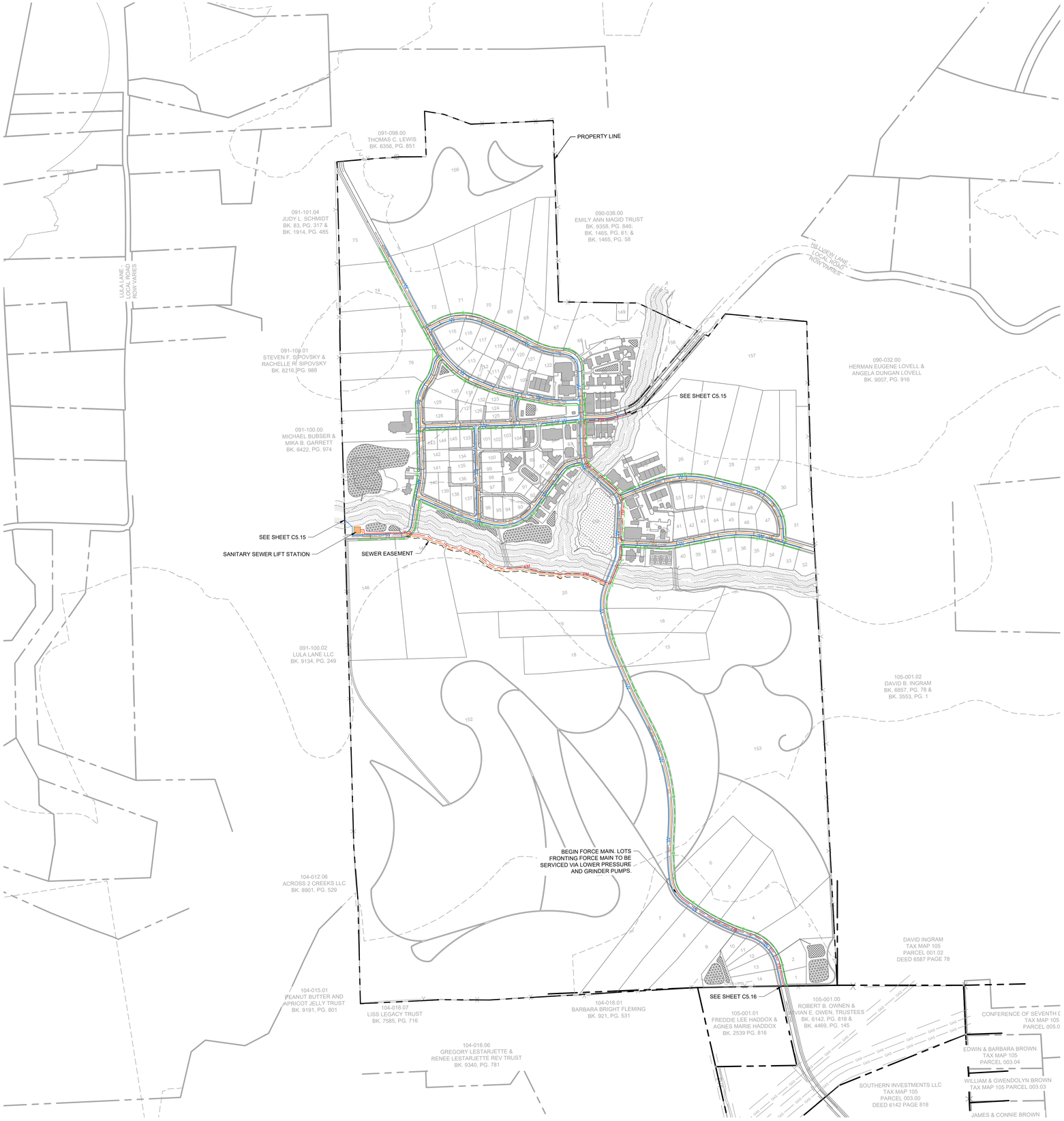
Revision Date

OFFSITE ROAD IMPROVEMENTS

SHEET

C4.35

COF # 8704



SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO A SEWER EXTENSION IN HILLVIEW LANE.

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

AGENCY CONTACTS

WATER
HB & TS
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 794-7796
CONTACT: CODY LOVETT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: BLAKE DAVIS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : EMILY WRIGHT (615) 550-6739
ENGINEERING : LANCE FITTRO (615) 550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 800-4004
CONTACT: MARY McGOWAN, P.E.

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
TWM INC.
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
PHONE: (615) 814-7414

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

LOCATION OF FLOWED HYDRANT



SCALE: 1" = 100'

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

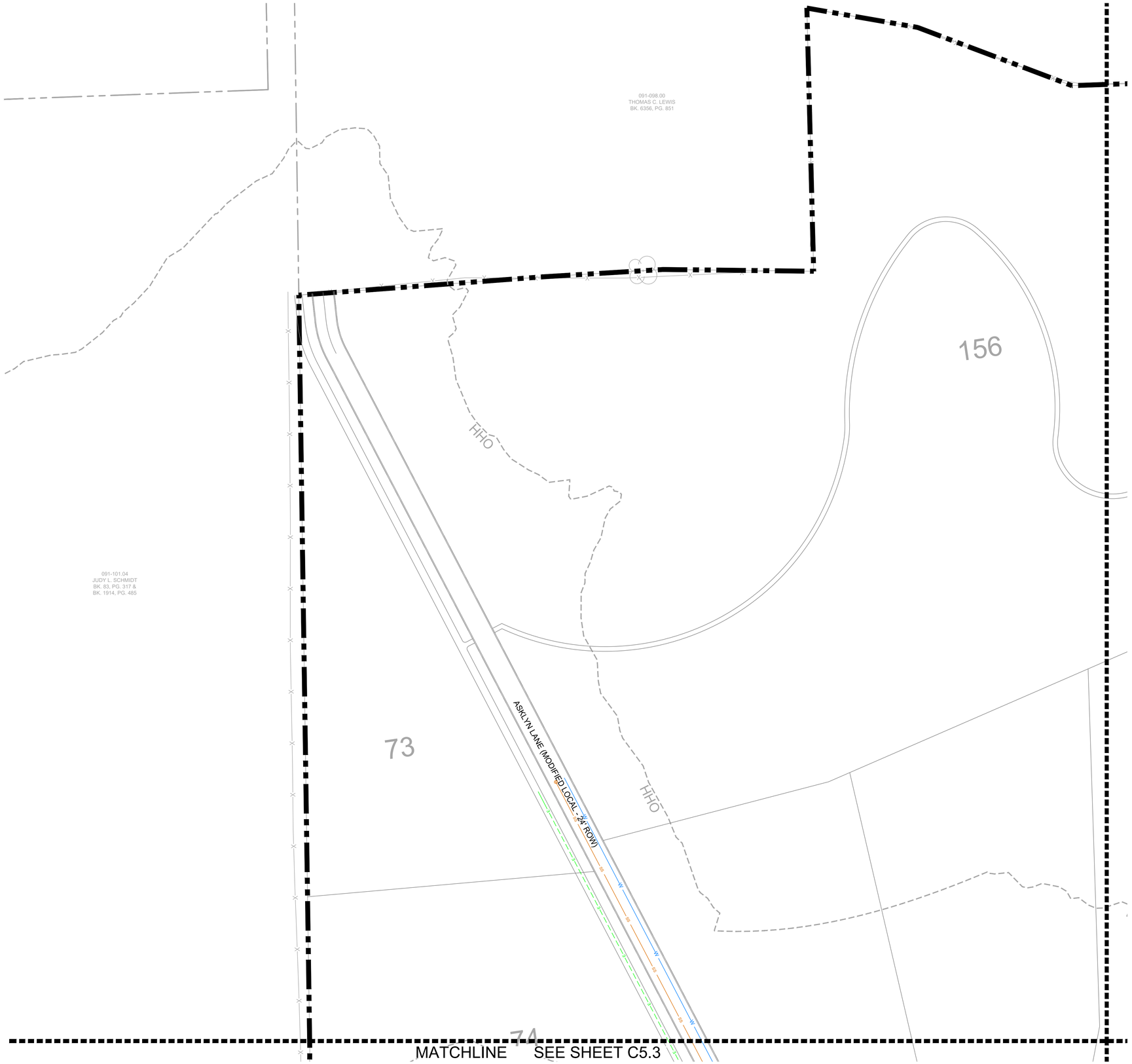
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — STATE OF TENNESSEE — 121320 — 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL UTILITY PLAN

SHEET
C5.0
COF # 8704



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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
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FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
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TESTED BY TIM BYRAM AT HB&TS

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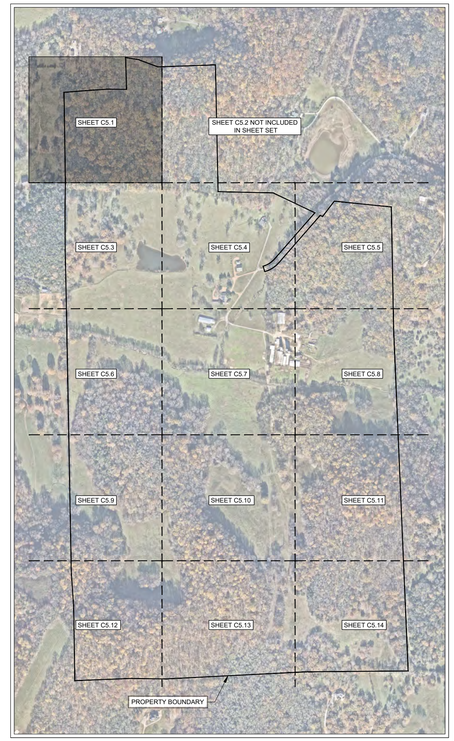



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

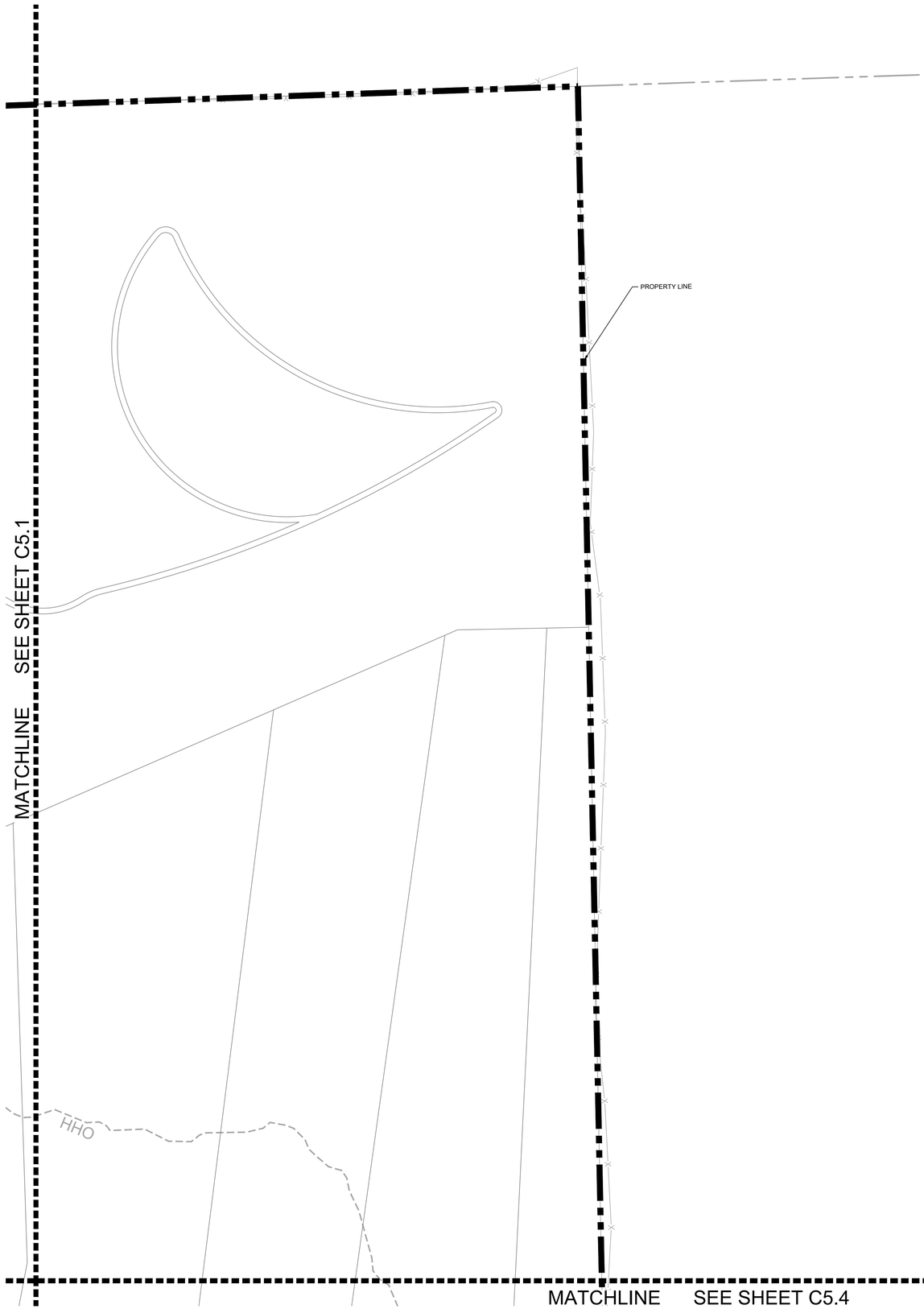
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 121320 — STATE OF TENNESSEE — 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 8704



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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

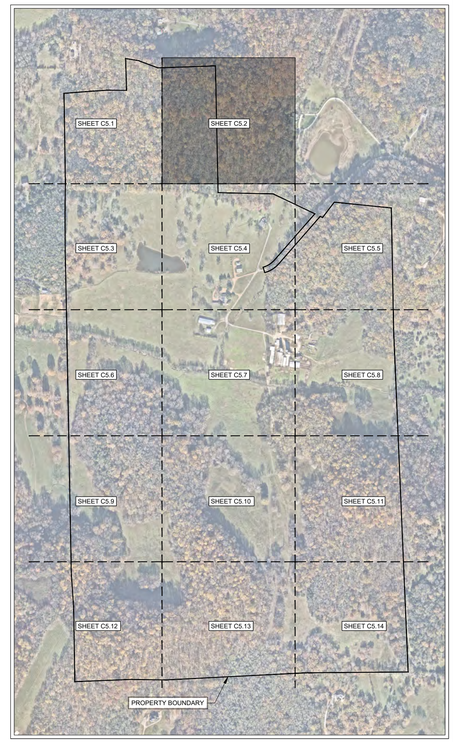
FIRE FLOW TEST

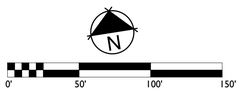
FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.





GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

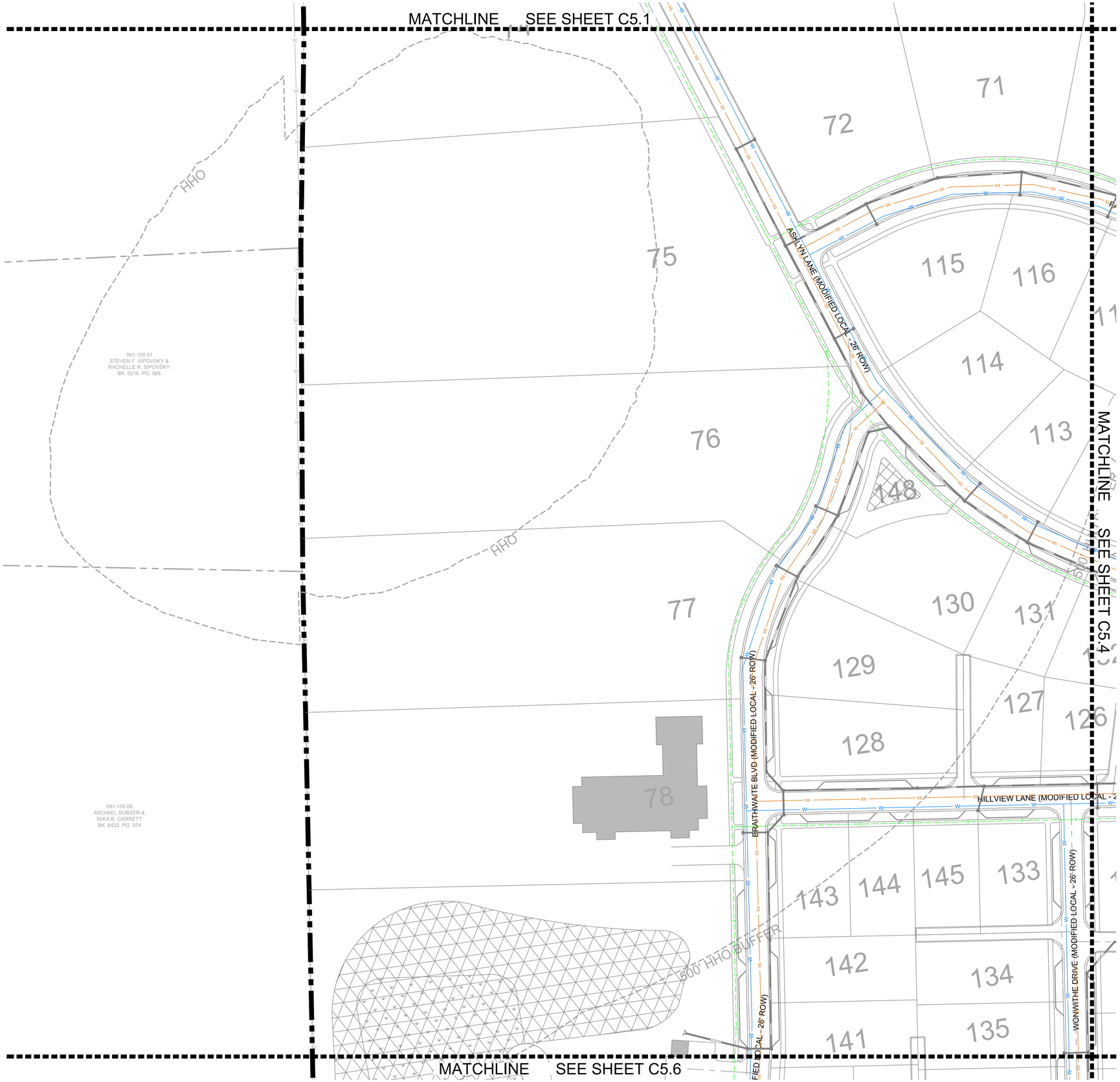
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121520 AGRICULTURE & ENVIRONMENT 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.2
COF # 8704



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- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
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- E — PROPOSED ELECTRICAL

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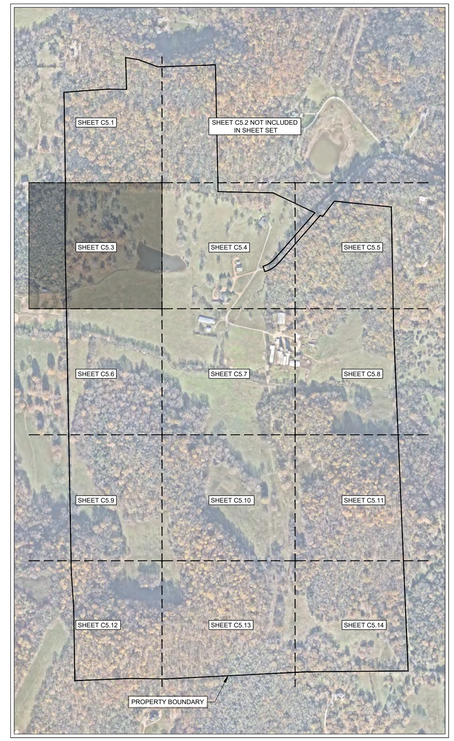

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

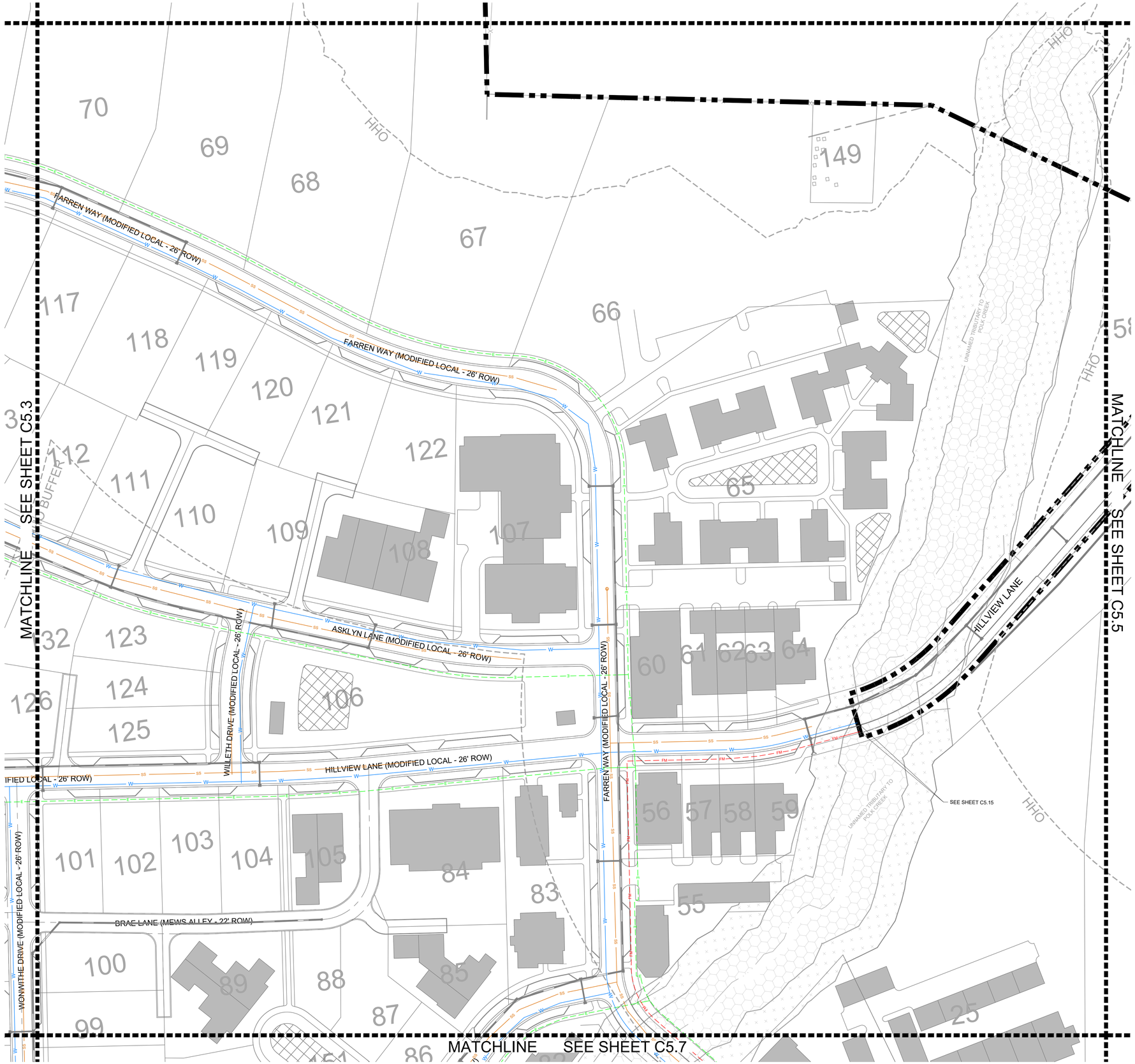
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE STATE OF TENNESSEE 12/31/25 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.3
COF # 8704



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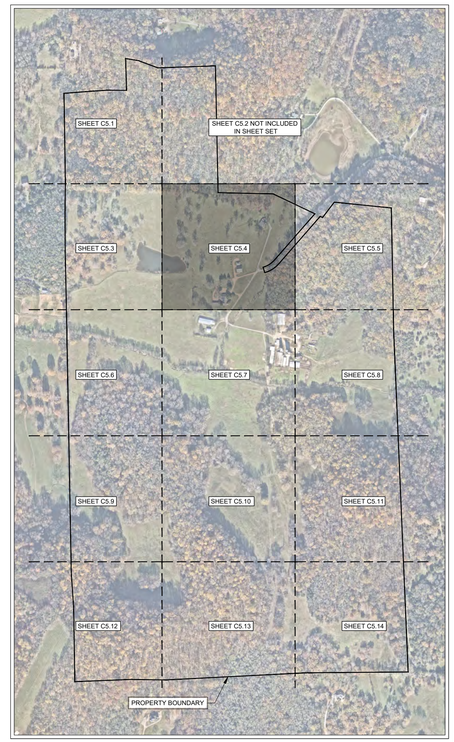

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

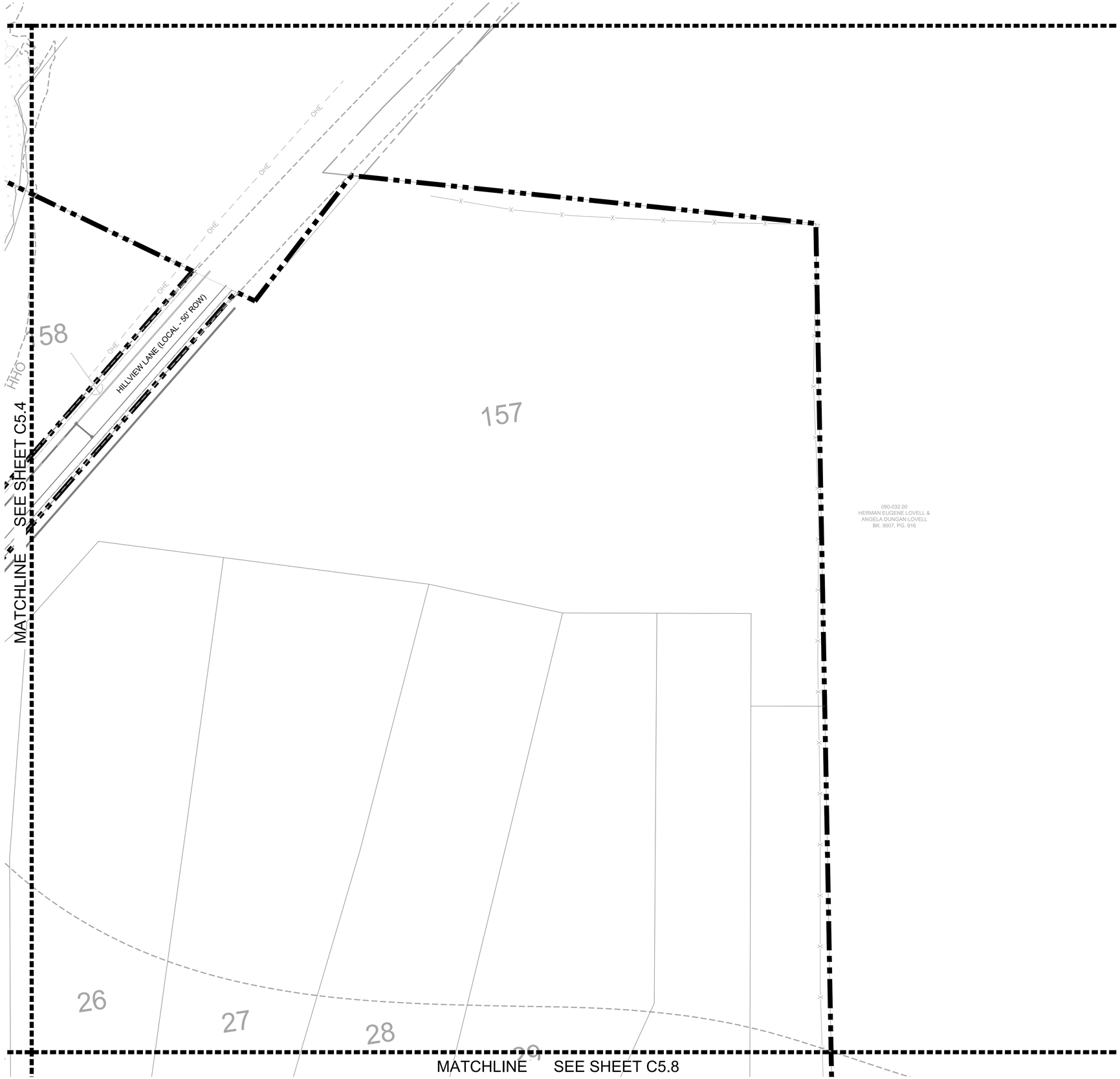
MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 121324 — 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.4

COF # 8704



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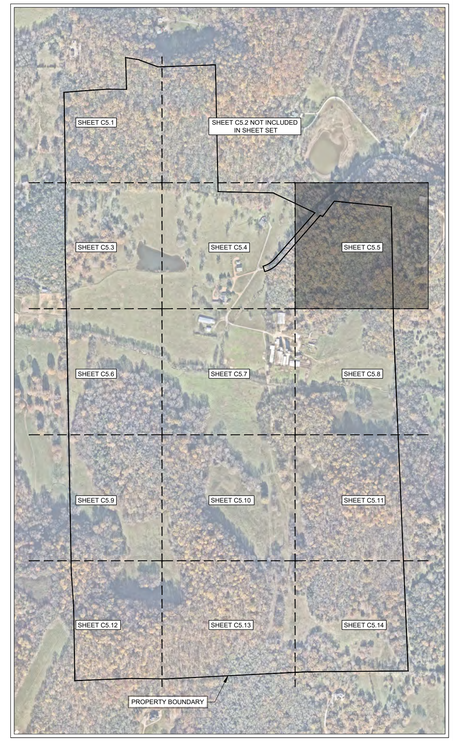

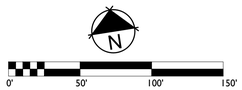

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No. 121320
STATE OF TENNESSEE
12/19/2025

Revision Date
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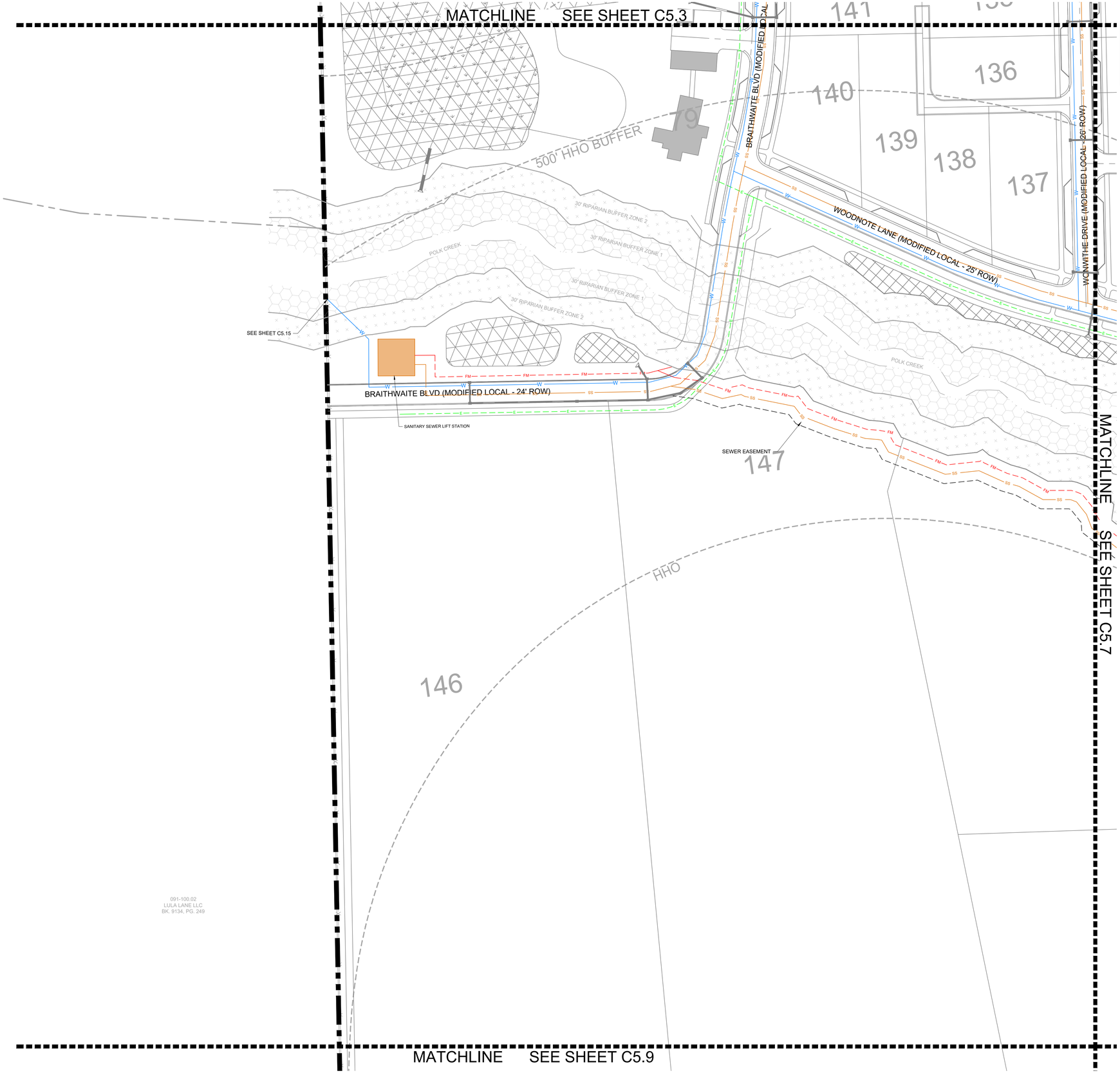
ENLARGED UTILITY PLAN

SHEET
C5.5
COF # 8704



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- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
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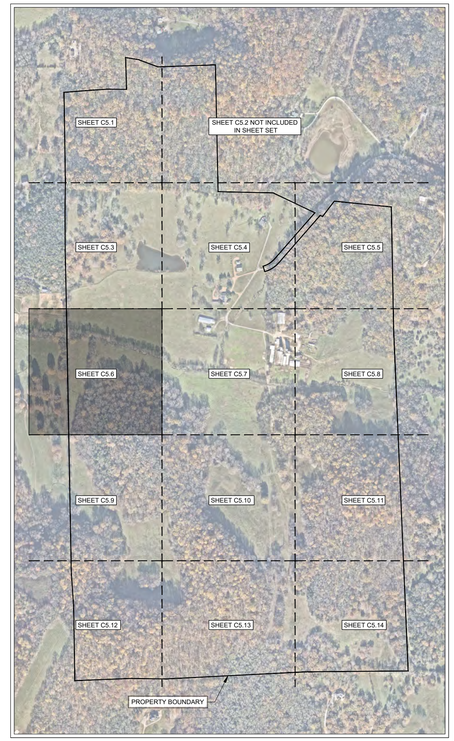

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320 PROFESSIONAL ENGINEER 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.6
COF # 8704

MATCHLINE SEE SHEET C5.4

MATCHLINE SEE SHEET C5.6

MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.10

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

WOWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ONNILAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

SEWER EASEMENT

99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 22 20 19 17 16 15

SANITARY SEWER NOTE

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- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

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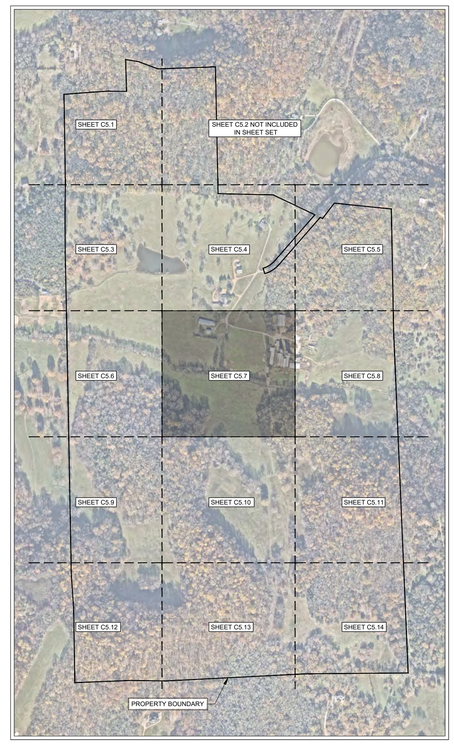

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MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

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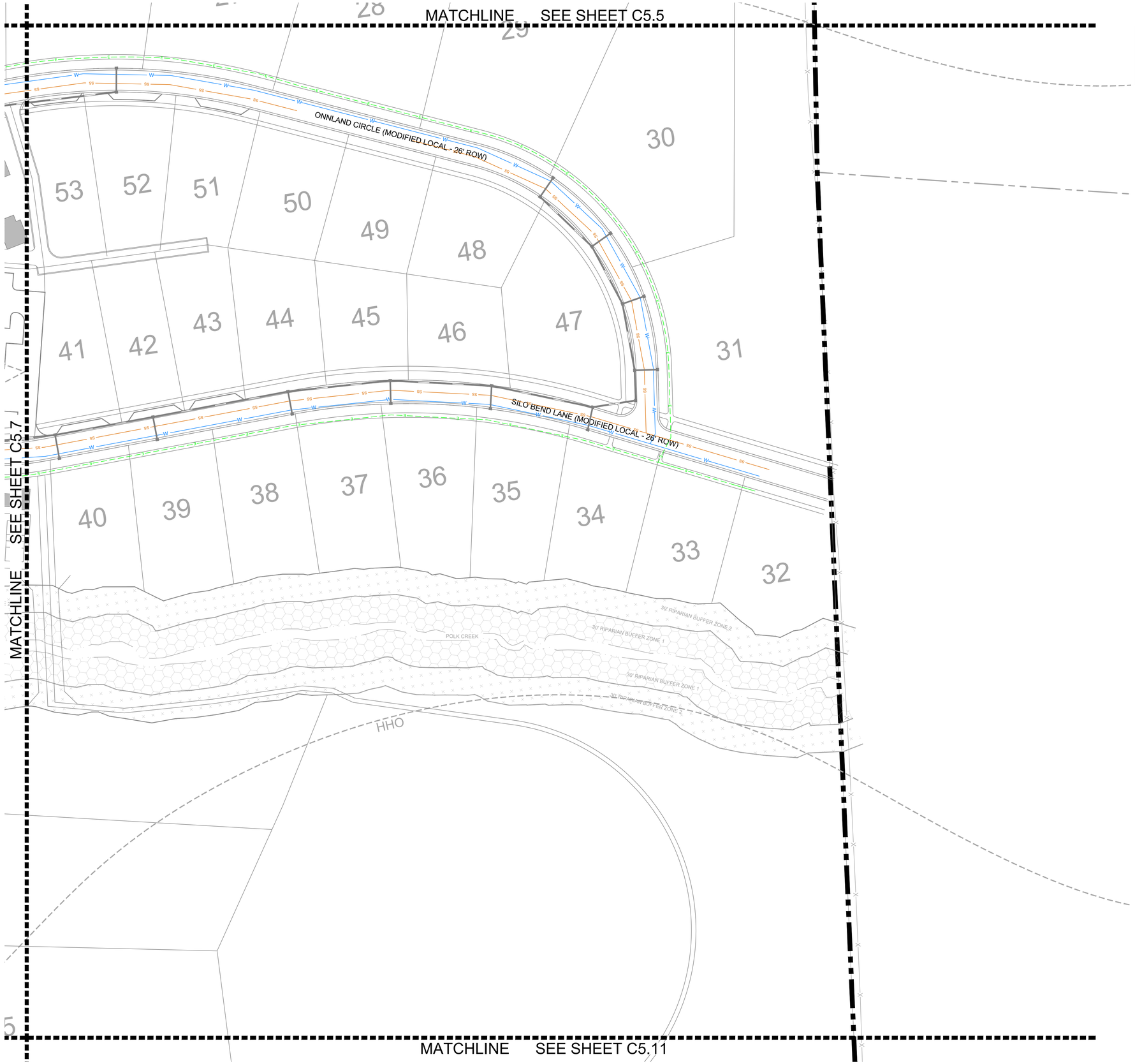
ENLARGED UTILITY PLAN

SHEET
C5.7
COF # 8704



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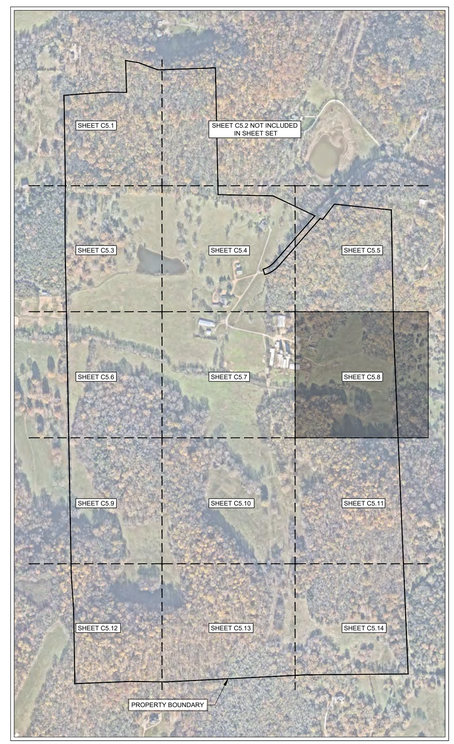

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.8
COF # 8704

MATCHLINE SEE SHEET C5.6

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

152

HHO

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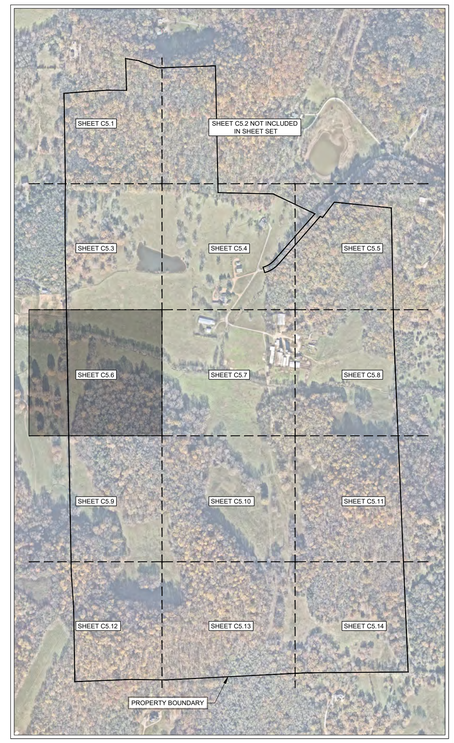

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MARY McGOWAN REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE COMMERCE NO. 121520 STATE OF TENNESSEE 2025

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- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.9
COF # 8704

MATCHLINE SEE SHEET C5.7

MATCHLINE SEE SHEET C5.9

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.13

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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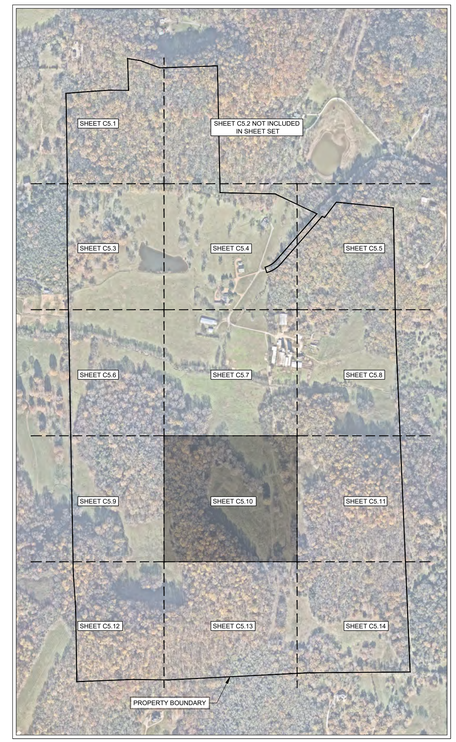

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SHEET
C5.10
COF # 8704

5

MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.10

105-001.02
DAVID B. INGRAM
BK. 6857, PG. 76 &
BK. 3553, PG. 1

153

MATCHLINE SEE SHEET C5.14

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

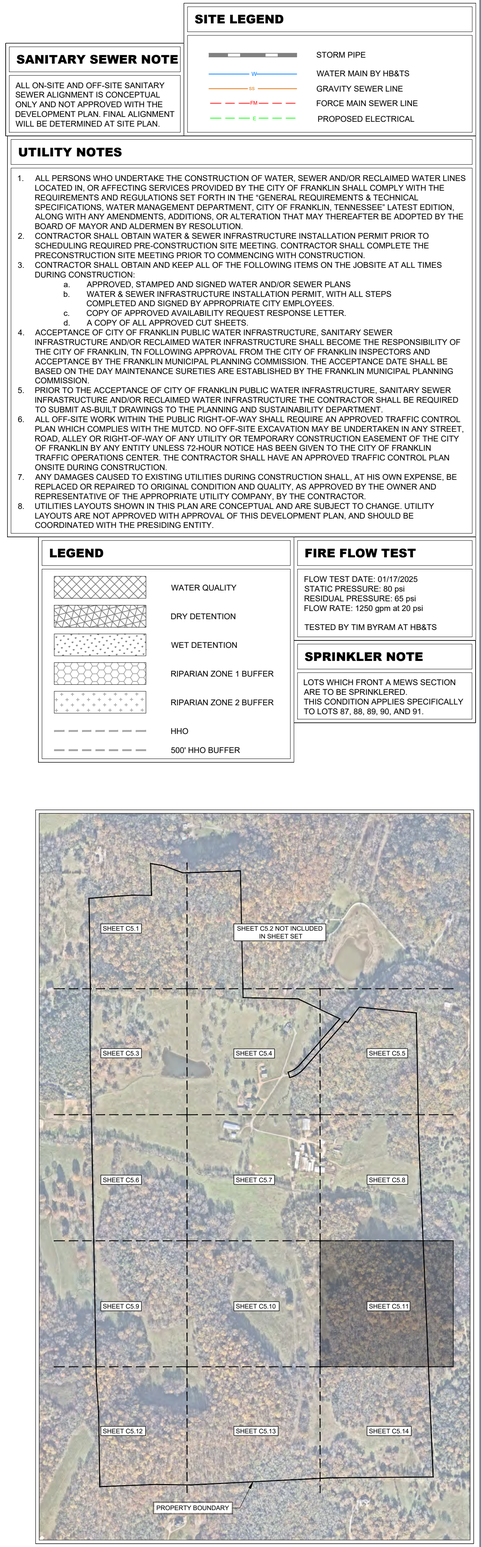
FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

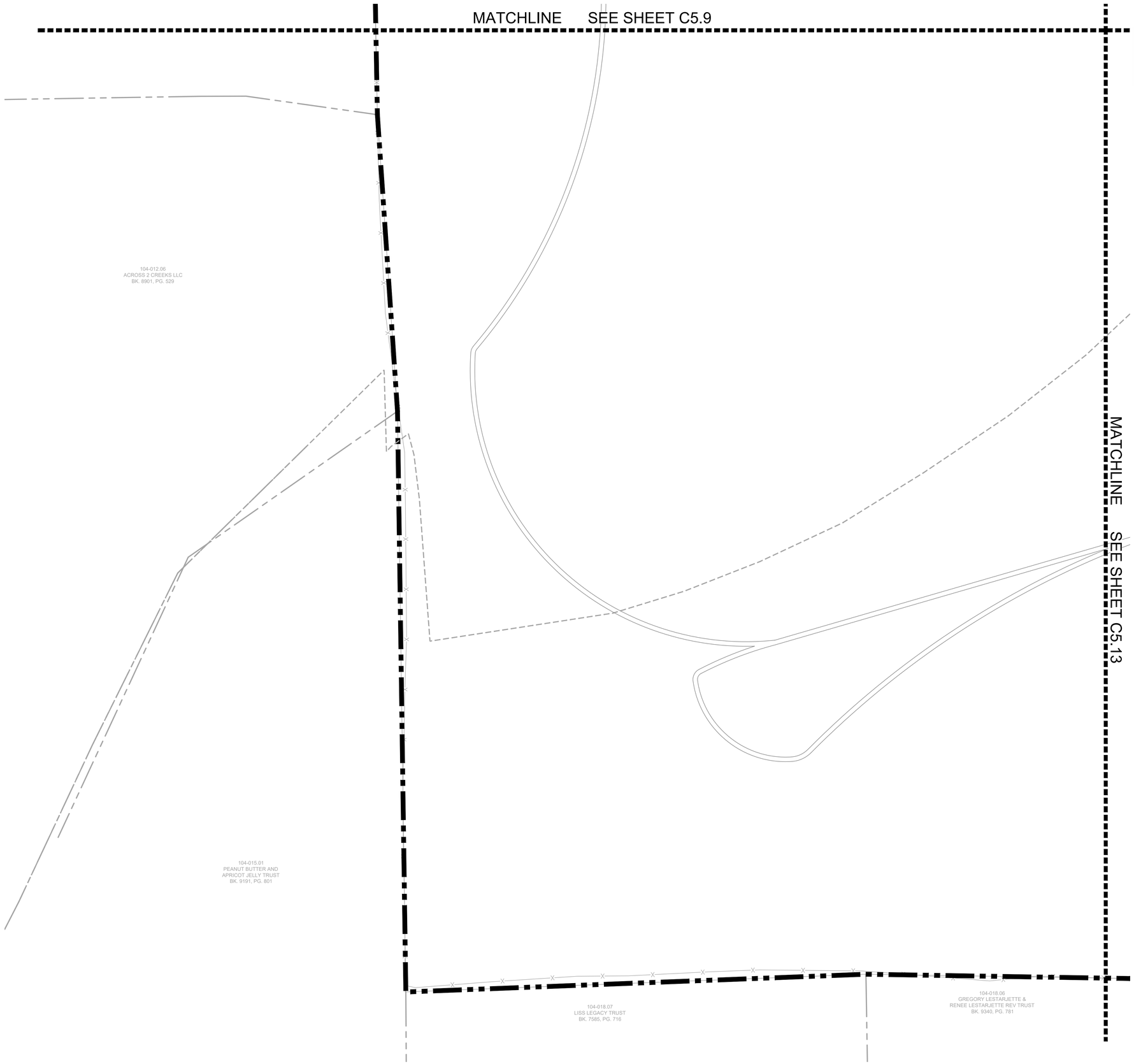
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE & ENVIRONMENTAL ENGINEERING 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.11

COF # 8704



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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

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- DRY DETENTION
- WET DETENTION
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- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

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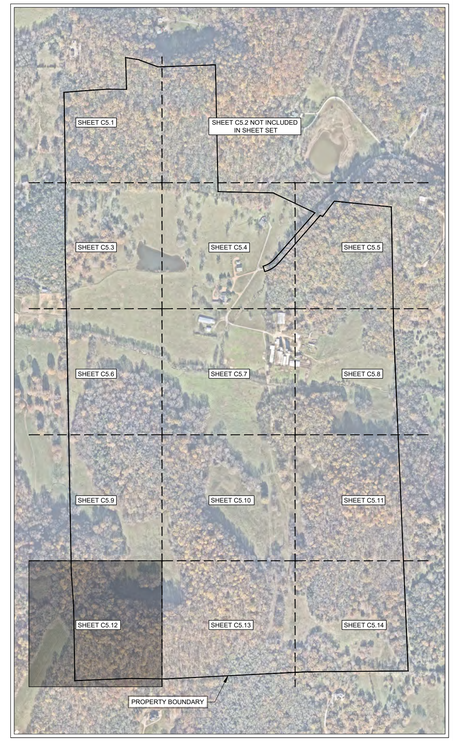

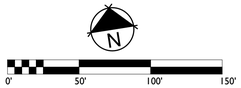

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.12
COF # 8704

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

MATCHLINE SEE SHEET C5.14

HHO

HHO

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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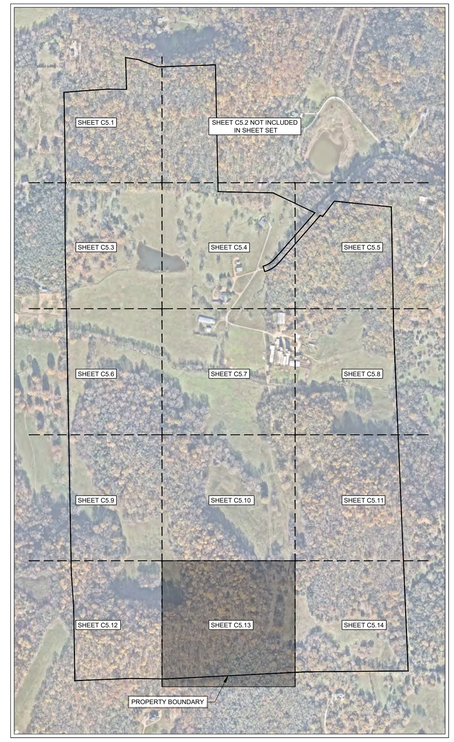


0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

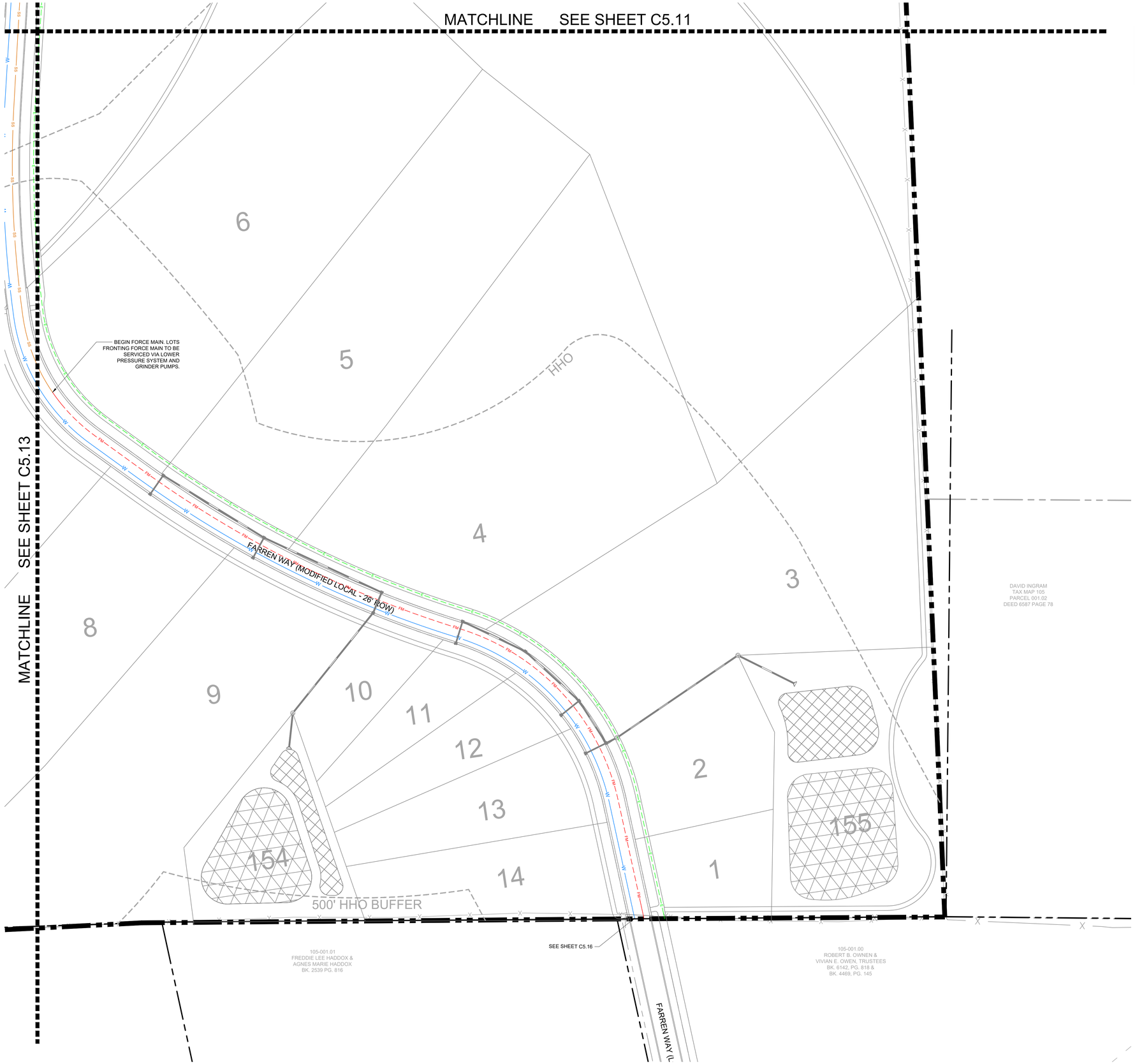
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN WALL
REGISTERED ENGINEER
AGRICULTURE
No. 122320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.13
COF # 8704



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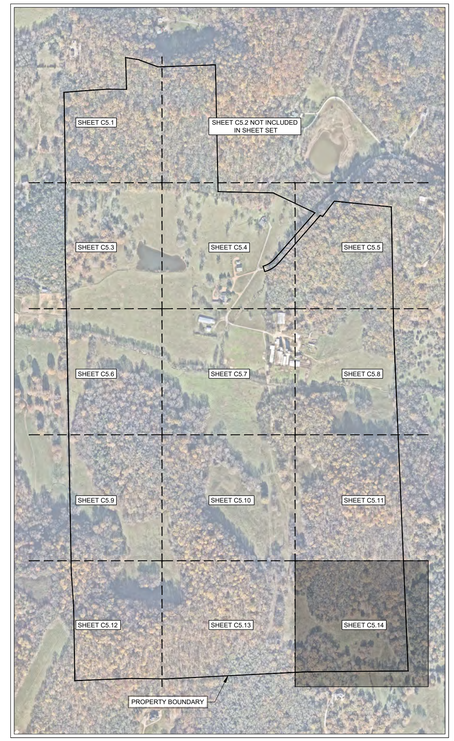

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGONIGAN REGISTERED ENGINEER STATE OF TENNESSEE 126.121320 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.14
COF # 8704



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 121330 — STATE OF TENNESSEE

2025

Revision Date

HILLVIEW LANE CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.15

COF # 8704



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N

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

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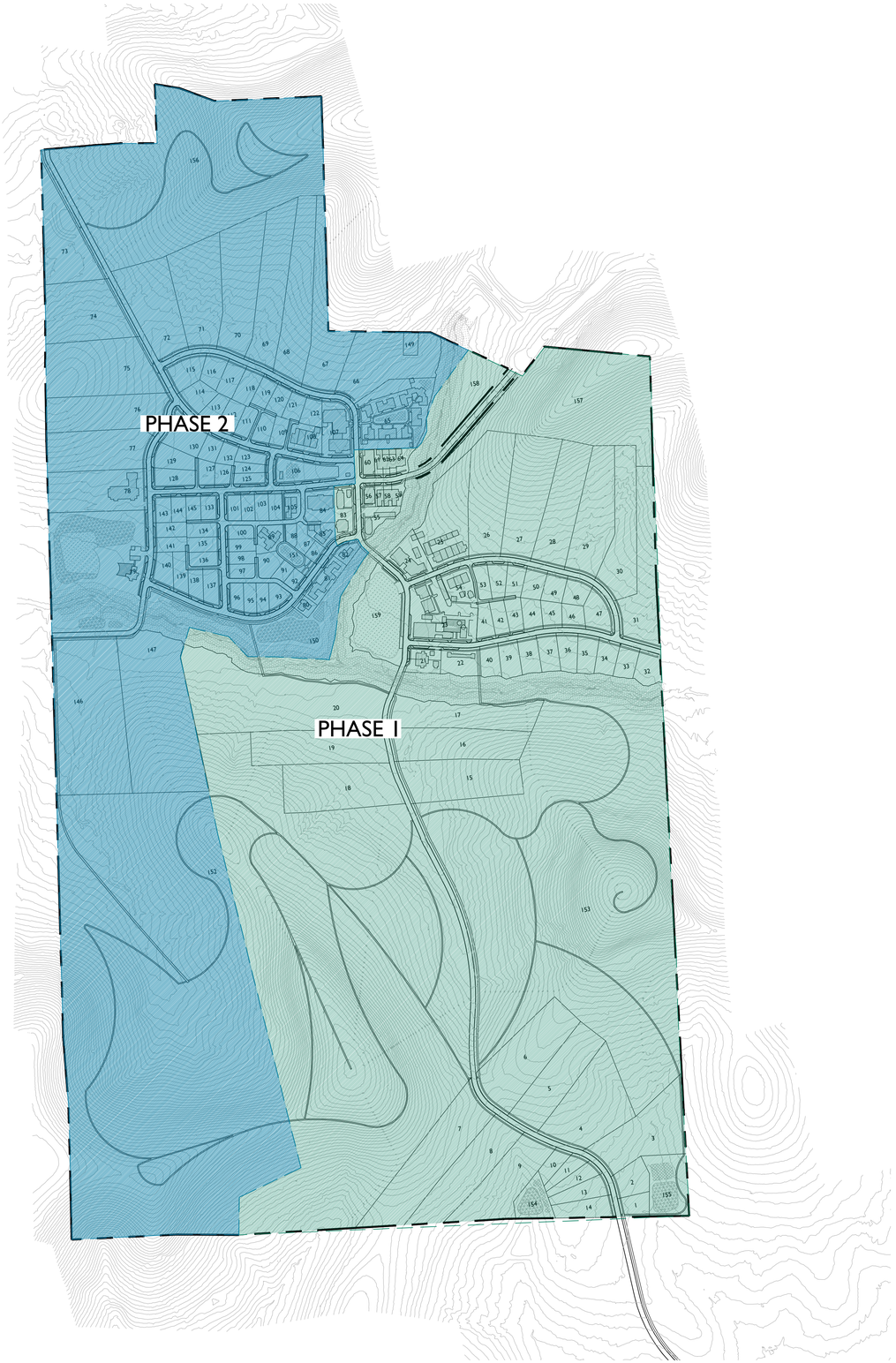
COLEMAN ROAD CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.16

COF # 8704



***NOTE:** SANITARY SEWER LIFT STATIONS WEST OF PHASE 1 MAY BE INCLUDED IN PHASE 1.

0' 300' 600' 900'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

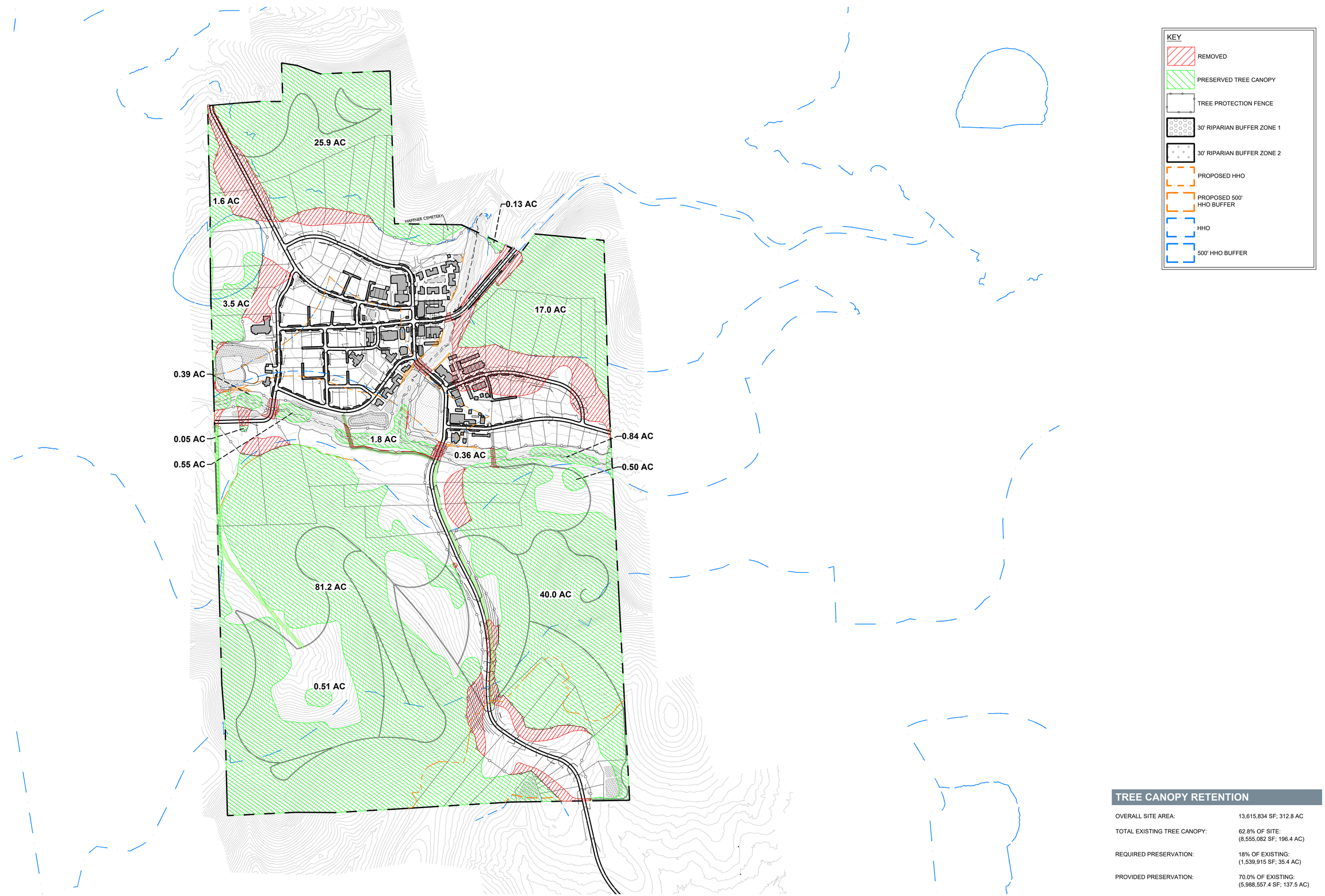
JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT 1325

Revision Date

PHASING PLAN

SHEET
C6.0

COF # 8704



KEY

- REMOVED
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,615,834 SF; 312.8 AC
TOTAL EXISTING TREE CANOPY:	62.8% OF SITE: (8,555,082 SF; 196.4 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,539,915 SF; 35.4 AC)
PROVIDED PRESERVATION:	70.0% OF EXISTING: (5,988,557.4 SF; 137.5 AC)

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 115325

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

TREE PRESERVATION PLAN

SHEET

LI.0

COF # 8704



KEY

- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - CROSSINGS
- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - GENERAL
- PRESERVED TREE CANOPY
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

RIPARIAN BUFFER VARIANCE REQUEST

OVERALL SITE AREA:		312.8 AC
30' ZONE 1 RIPARIAN BUFFER (TOTAL SF):		300,290 SF
30' ZONE 2 RIPARIAN BUFFER (TOTAL SF):		293,691 SF
TOTAL:	593,981 SF	
PROPOSED RIPARIAN BUFFER ENCROACHMENT		
	CROSSING:	34,442 SF
	GENERAL:	12,000 SF
TOTAL:	46,442 SF	

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

THE APPLICANT PROPOSES TO MITIGATE ENCROACHED BUFFER AREAS WITH COMPARABLE IMPROVEMENTS. THE FOLLOWING DESCRIBES THE METHODS OF MITIGATION BY MEANS OF CATTLE CROSSING REMEDIATION, BUFFER AVERAGING, AND STREAM BANK EROSION REMEDIATION:

CATTLE CROSSING REMEDIATION:

EACH CATTLE CROSSING HAS A VARYING DEGREE OF DAMAGE, AND WILL REQUIRE VARYING DEGREES OF IMPROVEMENT

EACH CROSSING WILL BE INDIVIDUALLY ASSESSED. THE FOLLOWING GENERAL METHODS SHALL BE USED AS NECESSARY IN ORDER TO STABILIZE AND RESTORE THE STREAM BANKS:

- INSTALL EROSION BLANKETS/MATTING
- ADD SOIL TO TRENCHES CREATED BY EROSION
- INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
- RE-ESTABLISH NATIVE PLANTINGS

STREAM IMPACT ON-SITE OBSERVATIONS:

FLOW OBSTRUCTION REMOVAL: AREAS OF OBSTRUCTION WILL ASSESSED AND BEST METHODS FOR REMOVAL WILL BE DETERMINED BASED ON THE LEAST AMOUNT OF IMPACT TO THE STREAMS AND BUFFERS.

THE GENERAL METHODS SHALL BE USED:

- INSTALL EROSION BLANKETS/MATTING ON ANY DISTURBED AREAS
- REMOVE OBSTRUCTION & HAUL OFF / RE-PURPOSED ON SITE

STREAM BANK EROSION REMEDIATION:

- STREAM BANK EROSION TO BE ASSESSED ON-SITE, GENERAL METHODS APPLIED:
  - INSTALL EROSION BLANKETS/MATTING
  - ADD SOIL TO TRENCHES CREATED BY EROSION
  - INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
  - RE-ESTABLISH NATIVE PLANTINGS

BUFFER AVERAGING:

BUFFER AVERAGING WOULD CONSIST OF SETTING ASIDE AREAS OF NON-DISTURBED LAND ADJACENT TO STREAM BUFFERS TO ACCOUNT FOR A PORTION OF THE SQUARE FOOTAGE OF THE IMPACTS.

STREAM BUFFER NOTE:
ANY WORK SHALL BE COORDINATED WITH THE COF STORM WATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS, AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL BE APPLIED TO THIS AREA.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
H
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DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
9525

Revision Date
△ _____
△ _____
△ _____
△ _____

STREAM BUFFER VARIANCE REQUEST

SHEET
L2.0

COF # 8704



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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT 1039 STATE OF TENNESSEE

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

STREAM BUFFER VARIANCE REQUEST ENLARGEMENT

SHEET

L2.1

COF # 8704



1 A1.0 CHAPEL NODE



2 A1.0 SOUTHERN NODE



3 A1.0 SILO NODE

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Franklin, Williamson County, Tennessee

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Revision Date

TYPICAL ARCHITECTURE
SHEET
A1.0
COF # 8704















SINGLE FAMILY PRECEDENT

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Revision Date
△
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TYPICAL ARCHITECTURE
SHEET
AI.1
COF # 8704



















TOWNHOUSE AND MULTI-FAMILY PRECEDENT

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Franklin, Williamson County, Tennessee

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△ _____
△ _____
△ _____

TYPICAL ARCHITECTURE
SHEET
A1.2
COF # 8704

















NEIGHBORHOOD CENTER PRECEDENT

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TYPICAL ARCHITECTURE
SHEET
A1.3
COF # 8704





















HOTEL PRECEDENT

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Revision Date
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△

TYPICAL ARCHITECTURE
SHEET
A1.4
COF # 8704










AMENITIES PRECEDENT

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Franklin, Williamson County, Tennessee

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TYPICAL ARCHITECTURE
SHEET
A1.5
COF # 8704



















AMENITIES PRECEDENT

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

Revision Date
△ _____
△ _____
△ _____
△ _____

TYPICAL ARCHITECTURE
SHEET
A1.6
COF # 8704


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
Building community since 1933.
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COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
·CONCEPTS·
ARCHITECTURE & PLANNING
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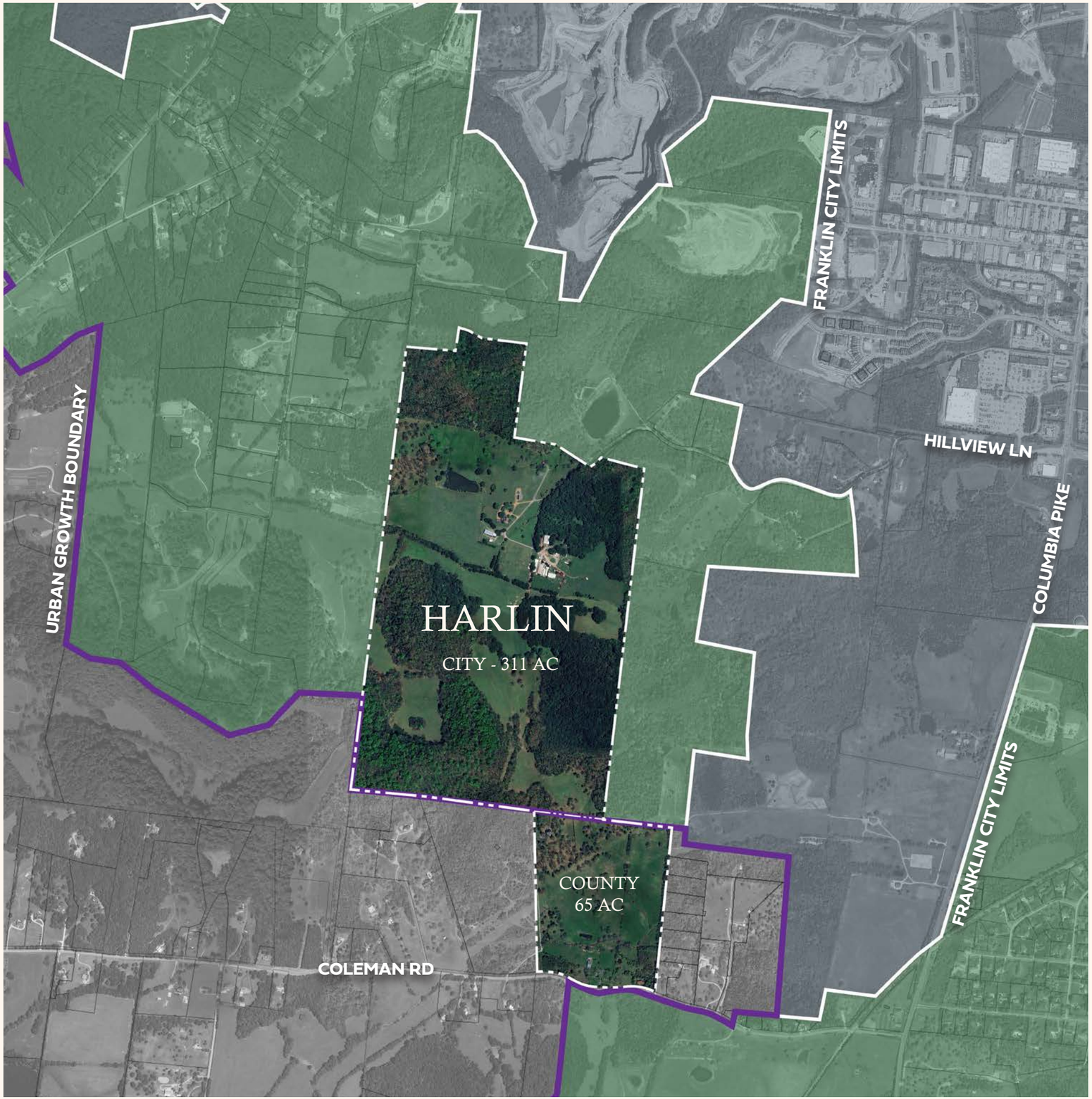

Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint

HARLIN | LOCATION MAP





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


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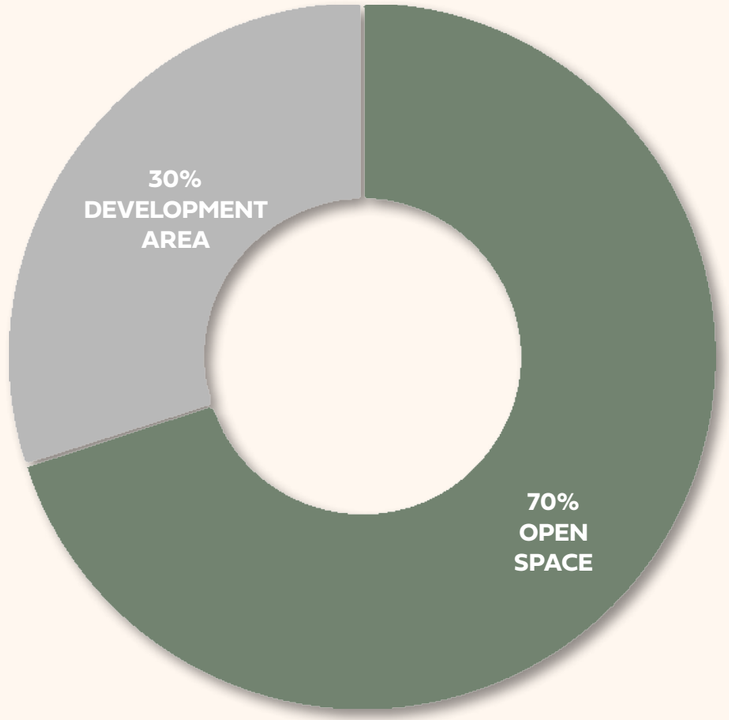
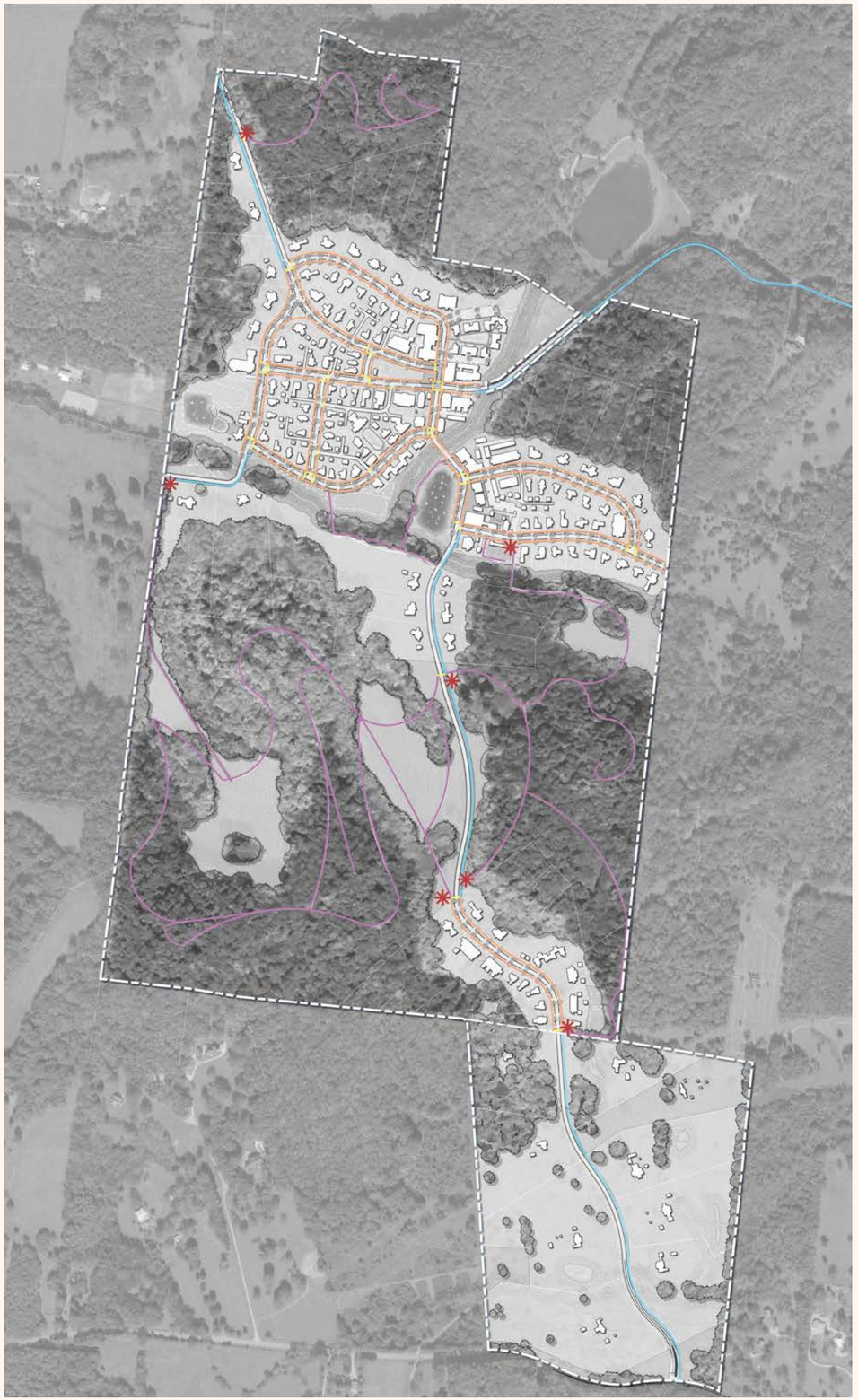


To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

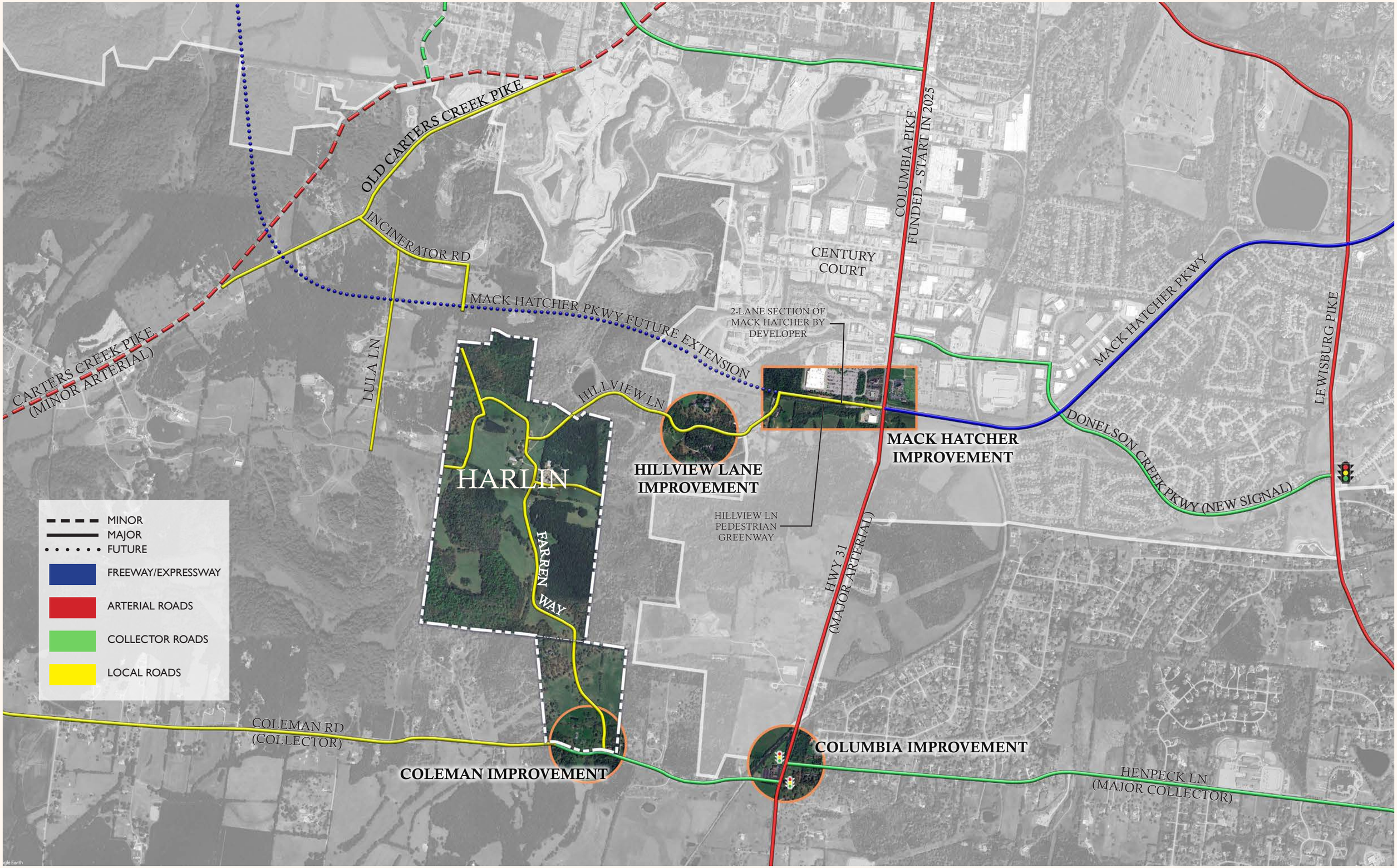
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

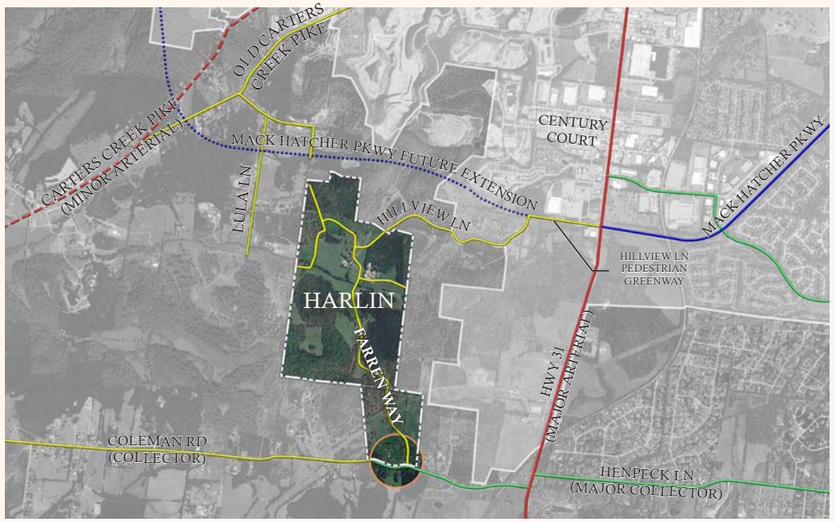


HHO REVISION

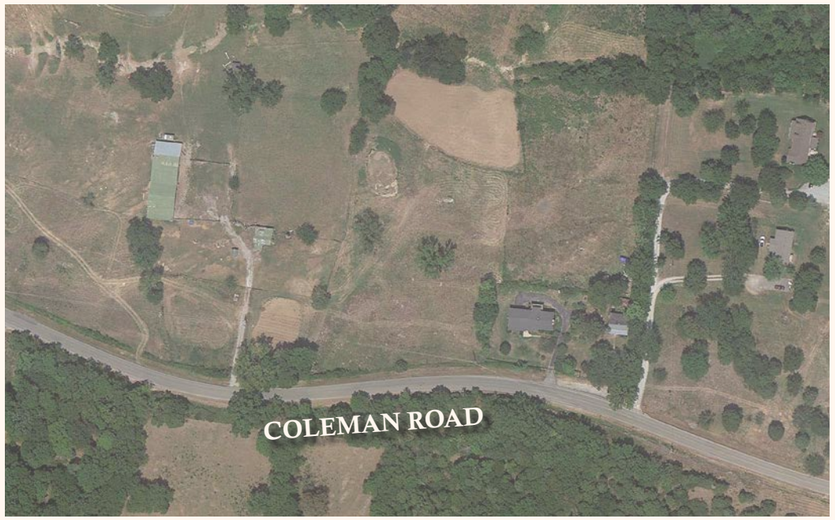
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

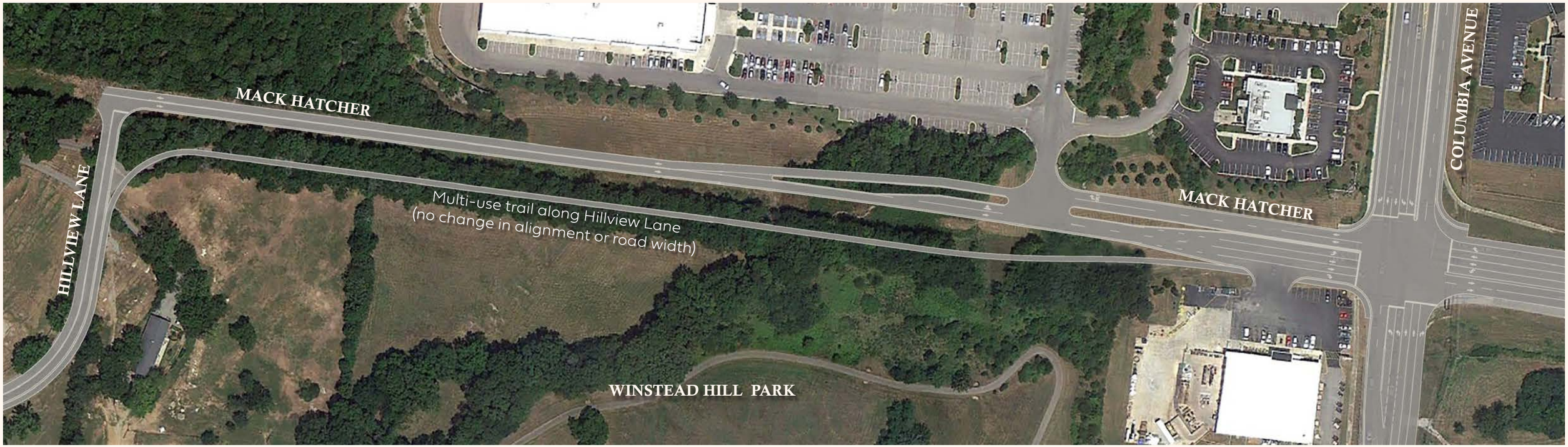


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



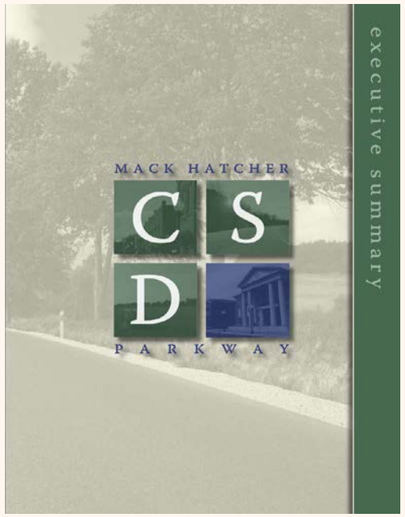
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









Statement of Consensus

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

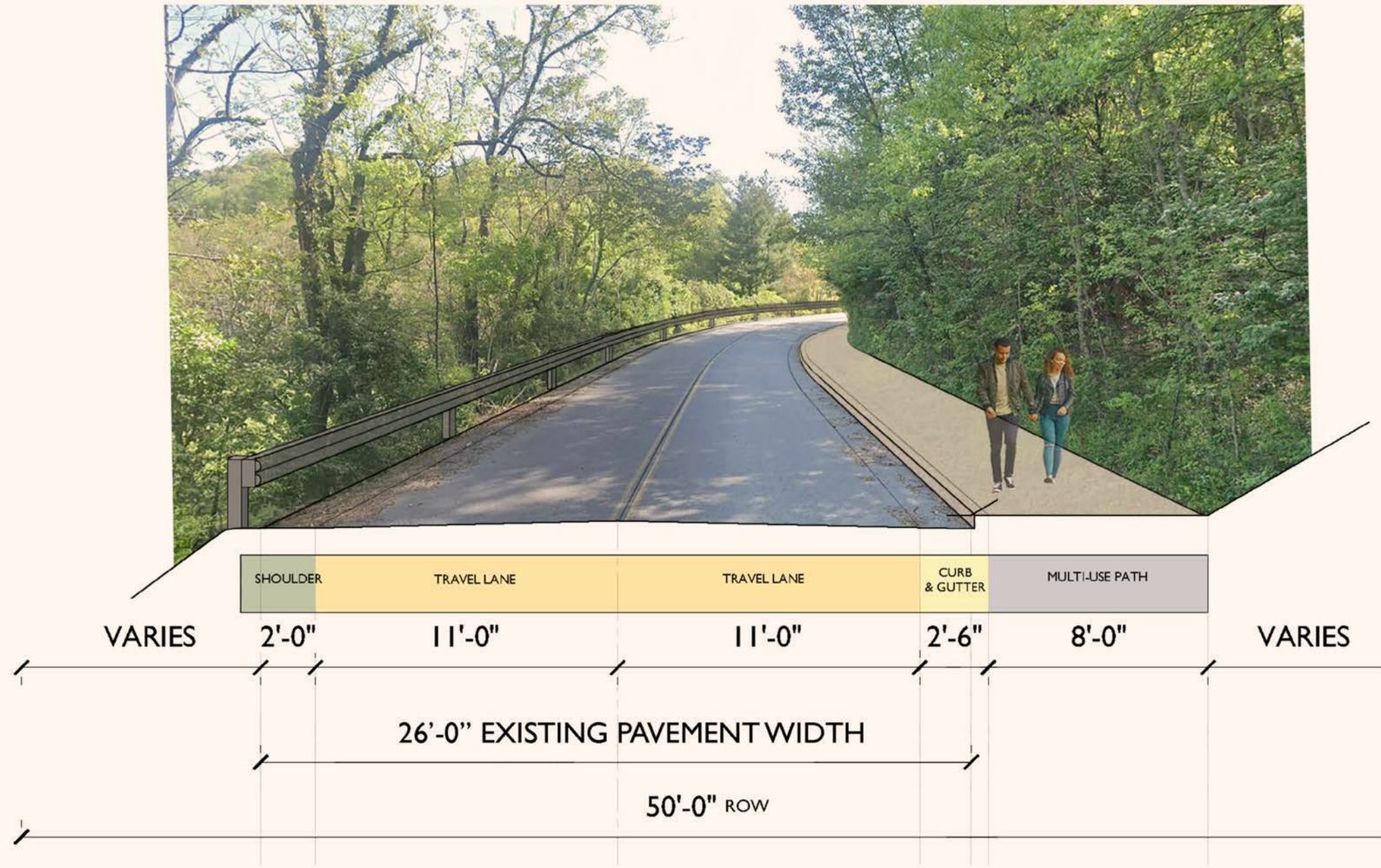




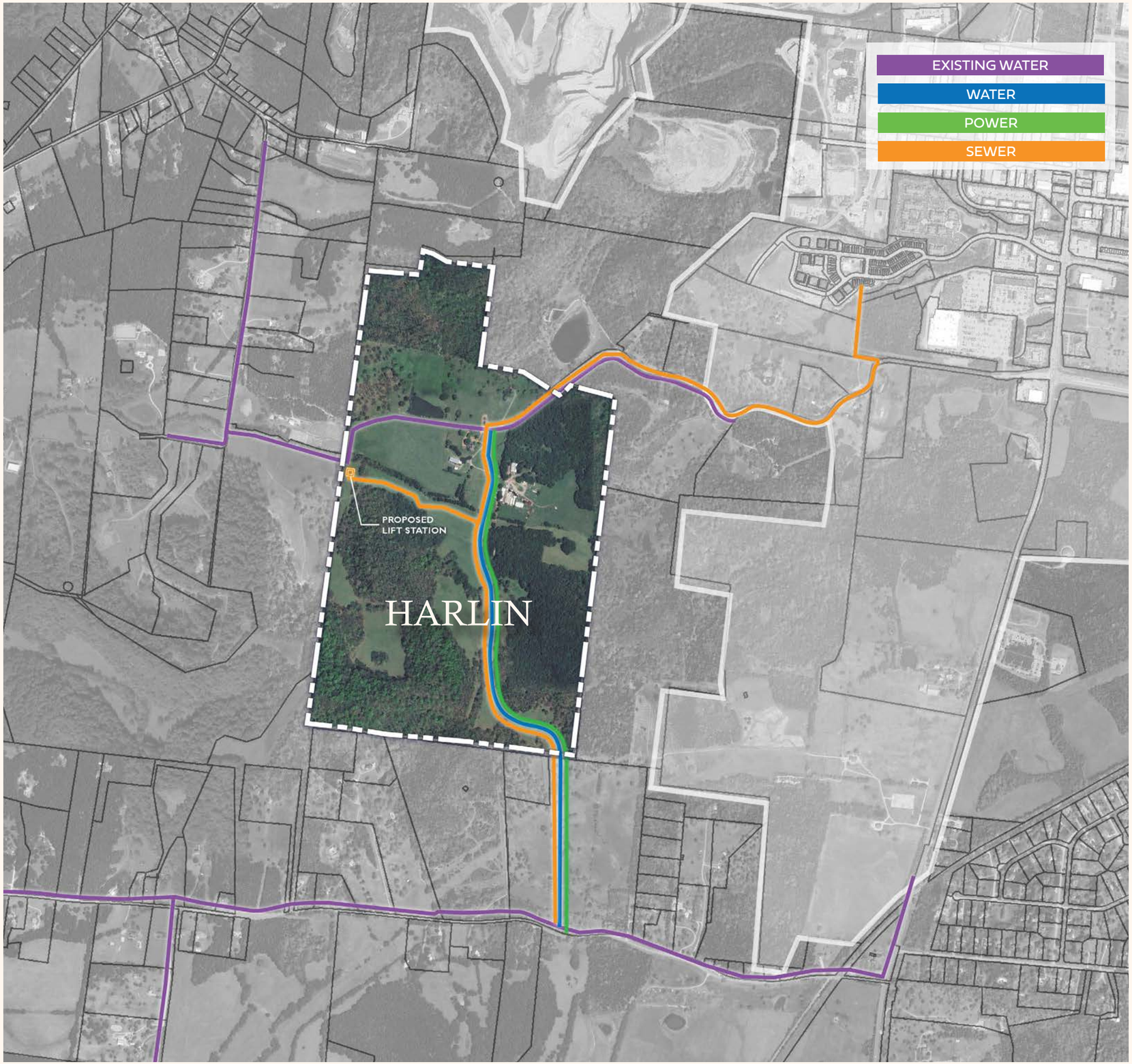
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



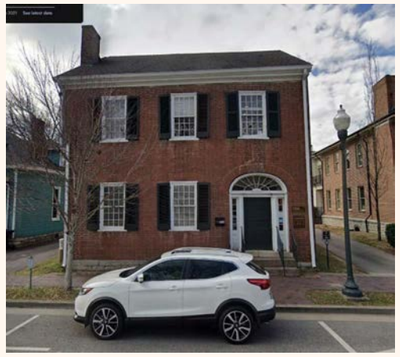
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



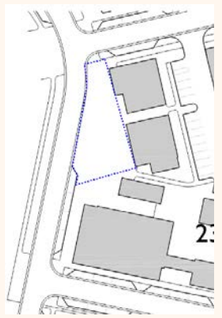
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





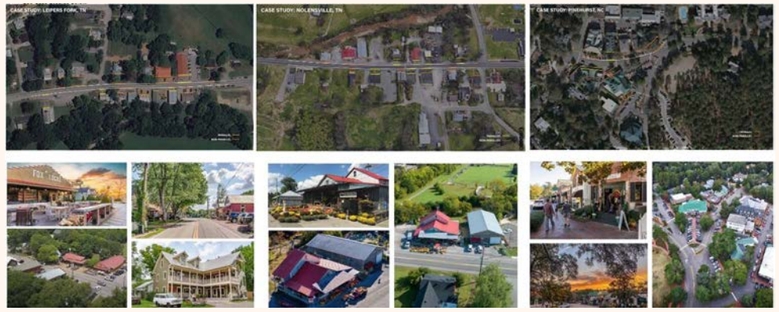


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

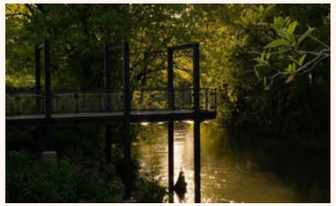
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks













15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.













SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE

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City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-0410

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of COF Contract No. 2025-0110, With Boyle Investment Company For Parkland Impact Fee And Construction Agreement For Harlin PUD
WS 5/13/25; 6/24/25; 7/8/25
BOMA 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 to defer to 8/12/25; 8/12/25, 8-0 to defer to 11/11/25, 8-0 to defer to 3/24/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Parkland Impact Fee and Construction Agreement for Harlin PUD.

BACKGROUND/STAFF COMMENTS:

The Owner is in the process of developing Williamson County Property Tax Assessor's Map 091 Parcel 09900 ("Development Project"), located in Parkland Quadrant 3 of the City, consisting of 242 dwelling units on the property known as Harlin PUD. The Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of private amenities consisting of pool, formal landscaping, pickleball courts as well as public amenities including unpaved trails throughout preserved open space on approximately two hundred twenty (220) acres, all as more particularly shown and described on Exhibits A and B.

FINANCIAL IMPACT:

Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2016-25 and Franklin Municipal Code § 25-405 ("Ordinance"). The Parkland Impact Fee as set forth in the Ordinance is Five Thousand Two Hundred Sixty-Eight and 00/100 Dollars ($5,268.00) per dwelling unit. The total Parkland Impact Fee for Owner is One Million Two Hundred Seventy-Four Thousand Eight Hundred Fifty-Six and No/100 Dollars ($1,274,856.00). The Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in

the pro-rated amount of Three Thousand Nine Hundred Fifty-One and 00/100 ($3,951.00) until such time the total obligation has been satisfied.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0110.

PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT FOR PRIVATE/PUBLIC USE BETWEEN THE CITY OF FRANKLIN AND BOYLE NASHVILLE, LLC

CONTRACT NO. 2025-0110

This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT ("Agreement"), made and entered into this_____day of _____ 20__ by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and BOYLE NASHVILLE, LLC ("Owner"), developer of that certain land known as Harlin PUD in Williamson County, Tennessee, as more particularly described in Exhibits A, B and C attached hereto pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor's Map 091 Parcel 09900 (the "Development Project"), located in Parkland Quadrant 3 of the City, consisting of two hundred forty-two (242) dwelling units on the property known as Harlin PUD; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of private amenities including a pool, formal landscaping, pickleball courts as well as public amenities including unpaved trails throughout preserved open space on approximately two hundred twenty (220) acres, all as more particularly shown and described on Exhibits A, B and C; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2025-04 and Franklin Municipal Code § 25-405 ("Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Five Thousand Two Hundred Sixty-Eight and 00/100 Dollars ($5,268.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is One Million Two Hundred Seventy-Four Thousand Eight Hundred Fifty-Six and No/100 Dollars ($1,274,856.00); and

WHEREAS, Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Nine Hundred Fifty-One and 00/100 ($3,951.00) until such time the total obligation has been satisfied. The twenty-five percent (25%) final fee payment and the pro-rated per dwelling unit payment shall only apply to phased platted developments. If the total number of dwelling units is equal to twelve (12) units or less, the total Parkland Impact Fee shall be paid up front. **For all developments platting together fees shall be paid in full.**

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on June 25, 2025, to be Nine Hundred Fifty Six Thousand One Hundred Forty-Two and No/100 Dollars ($956,142.00); and

WHEREAS, Owner has agreed to construct the Public Parkland Project as illustrated on Exhibits A, B and C and described in detail below for the future enjoyment of the public free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibits A, B and C shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. Owner agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.

3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at One Million and 00/100 Dollars ($1,000,000.00) per occurrence and Two Million and 00/100 Dollars ($2,000,000.00) aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.

4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is Two Million Fifteen Thousand and No/100 Dollars ($2,015,000.00), as more particularly described in Exhibit C, and the estimated total offset to Owner is Nine Hundred Fifty Six Thousand One Hundred Forty-Two and No/100 Dollars ($956,142.00) upon submittal and approval of supporting documentation. Costs for the Public Project Amenities, including land value as determined by the predetermined land value in the Ordinance, shall be valued at One Hundred Percent (100%) of the total costs, and costs for the Private Project shall be valued at Fifty Percent (50%) of the total costs. Costs for both Public and Private Project Amenities shall be valued at twenty-five percent (25%) for Private Amenities and fifty percent (50%) for Public Amenities. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.

5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.

6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.

7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this agreement.

8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized release of liens.

9. Naming Rights. The policy of the City is to reserve naming or renaming of City assets to those circumstances which tradition and practice have shown to best serve the interest of the City and assure a worthy and enduring legacy for the City.

10. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland Project area.

11. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:
    - All property lines and easements
    - New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
    - Location of all "as-built" work with station and offsets
    - Height and location of all fences, walls, screens, trees, and hedges over 42" tall
    - All commercial driveways, paved areas, and required parking spaces
    - All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
    - All utilities
    - File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
    - Two paper sets

    *Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

    Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

12. Barring force majeure or weather delays, Owner agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair, or replacement. The City reserves the right to assess the health of trees and landscaping, and the condition of the Public Parkland Project and whether trees, landscaping, and Parkland Project improvements must be replaced and maintained. If no remedy is made

within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.

13. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, The City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act swiftly for the purposes of public health, safety, and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.

14. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.

15. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.

16. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission or the condition or use of the non-exclusive, all-access public easement. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Owner to comply with any of the provisions herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A, B and C. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.

17. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

18. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

19. Notices. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:
Boyle Nashville, LLC
200 Meridian Boulevard, Suite 250
Franklin, TN 37067

20. This agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.

21. Entire Agreement. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

22. Personal Liability. No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder.

23. Warranties /Limitation of Liability/Waiver. The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq., for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.

24. Severability. If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE **Attest:**

By: _____
Dr. Ken Moore, Mayor

Date:_____

By: _____
Angie Skarp, City Recorder

Date:_____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me,_____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Angie Skarp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Angie Skarp acknowledged herself to be the City Recorder of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this_____day of_____, 20___.

_____
NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
J. Blake Harper
Staff Attorney

OWNER:
BOYLE NASHVILLE, LLC

By: _____

Name: Phil Fawcett

Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Tennessee)
)
COUNTY OF Williamson)

On June 27, 2025, before me, the undersigned, Notary Public, personally appeared Phil Fawcett who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

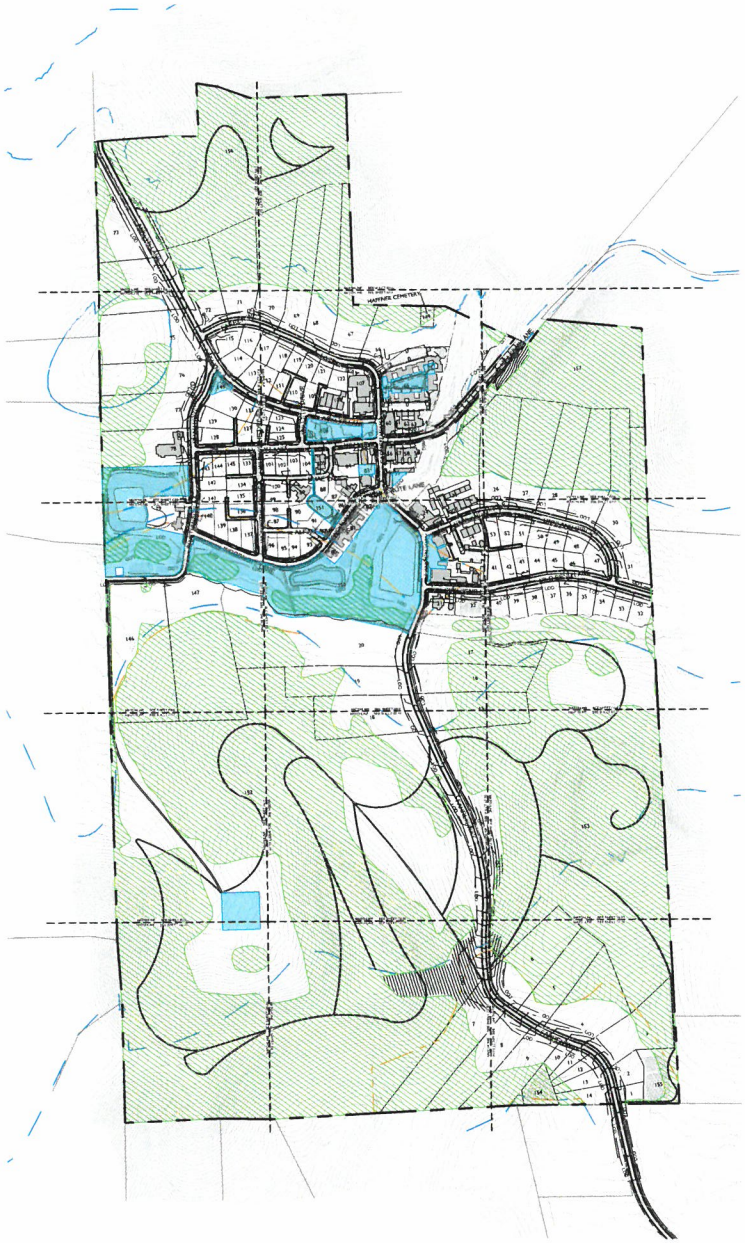
WITNESS my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires: 9.21.26

TAYLER MCCLOUD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-21-2026

Law Dept approved (3) 06.26.25



PERMITTED USES

AGRICULTURE USES:
Agricultural Uses
Community Gardens

RESIDENTIAL USES:
Duplexes
Live/Work Units
Multifamily Residential (small multifamily up to 12 units)
Single-Family Residential
Townhouses

RECREATION USES:
Active Recreation
Commercial Recreation
Neighborhood Amenities
Passive Parks and Open Space

CIVIC AND INSTITUTIONAL USES:
Places of Public Assembly

COMMERCIAL USES:
Event Venues
Hotels
Offices
Personal Services
Restaurants
Retail
Rural Retreats

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER
- OPEN SPACE

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-00900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, COTTAGE COURT, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY:	63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION:	70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:

TOTAL SITE ACREAGE:	311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE: (OVER 20,000 SF)	75.11 AC (3,271,795.8 SF)
REDUCED SITE ACREAGE:	236.10 AC (10,284,309.3 SF)
OPEN SPACE REQUIREMENT* REQUIRED	5% OF SITE: 11.80 AC (514,215.5 SF)
PROVIDED:	6.7% OF SITE: 20.8 AC (904,480.0 SF)

*10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS

OPEN SPACE VILLAGE GREEN REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED:	71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA, FROM THE BIORETENTION AREAS. FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

Exhibit A - Parkland Dedication
Overall Development Plan

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933

Kimley»Horn

DesignStudio

sdco

SHERIDAN
PUBLIC RELATIONS LLC

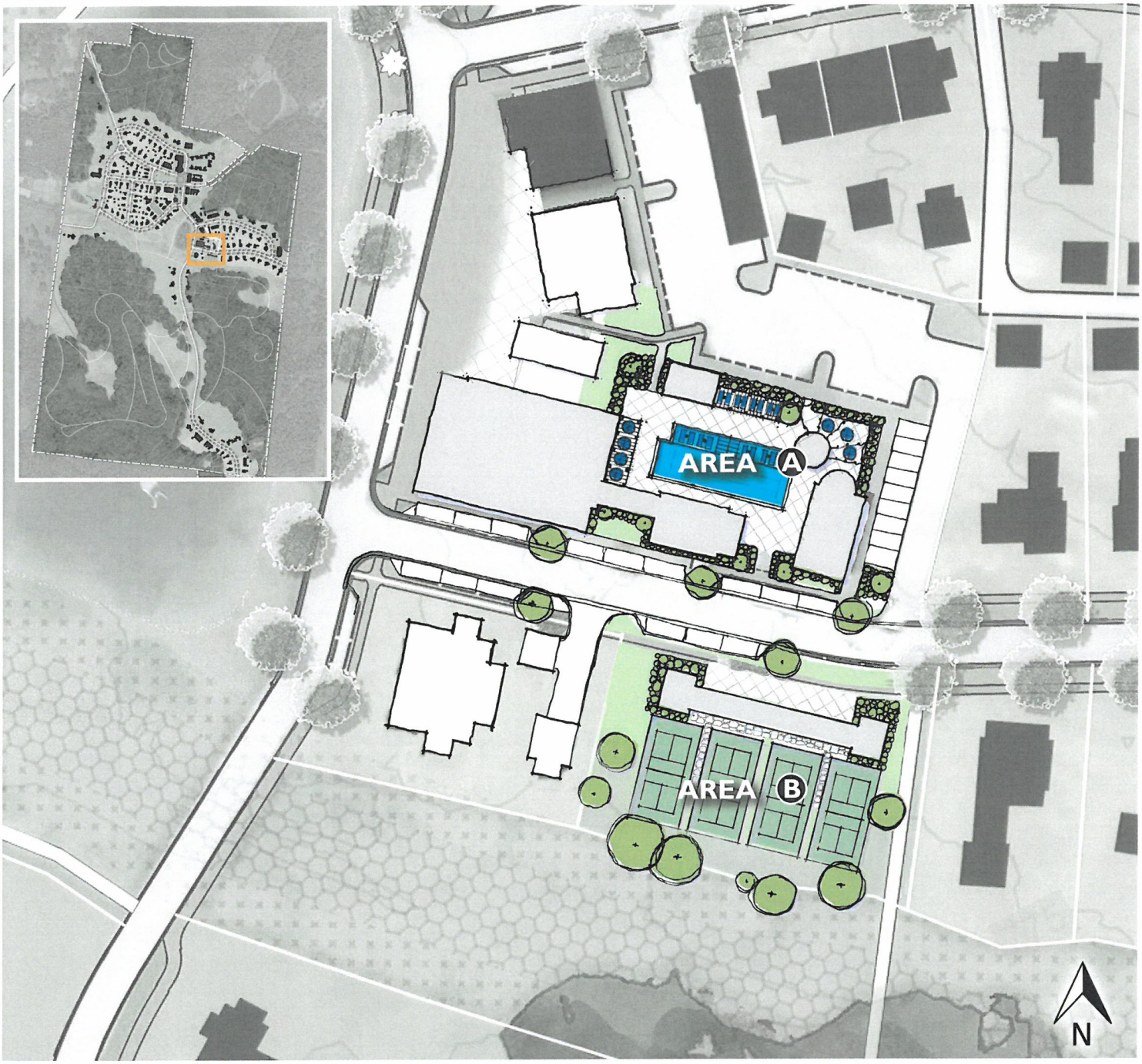
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8704

EXHIBIT B - AREAS A TO C PARK AMENITIES



PRIVATE AMENITY

PRIVATE PARKLAND - PRIVATELY MAINTAINED - 50% OFFSET

AREA A

TO INCLUDE:
COURTYARD
LANDSCAPING
POOL

DATA:
NEIGHBORHOOD AMENITY
14,648 SQ FT

AREA B

TO INCLUDE:
PICKLEBALL
LANDSCAPING

DATA:
NEIGHBORHOOD AMENITY
21,947 SQ FT

BOYLE Building community since 1933. sdco Kimley»Horn GD GAMBLE DESIGN COLLABORATIVE SHERIDAN PUBLIC RELATIONS LLC HISTORICAL CONCEPTS ARCHITECTURE & PLANNING DesignStudio

EXHIBIT B - AREAS A TO C PARK AMENITIES



TRAIL SYSTEM

PUBLIC/PRIVATE PARKLAND - PRIVATELY MAINTAINED - 75% OFFSET

AREA C

TO INCLUDE:
5' UNPAVED TRAILS

DATA:
20,500 LF
6 TRAILHEADS

BOYLE Building community since 1933. sdco PARTNERS Kimley»Horn GAMBLE DESIGN COLLABORATIVE SHERIDAN PUBLIC RELATIONS LLC HISTORICAL CONCEPTS ARCHITECTURE & PLANNING DesignStudio

EXHIBIT C - CONSTRUCTION ESTIMATES

Harlin Parkland Dedication

Description	Quantity	Percent Offset Allowed	Units	Cost/Unit	Impact Fee
Proposed Units	242		Units	$5,268.00	**$1,274,856.00**
Minimum Parkland Fee Payment:		25%			$318,714.00
Private Access, Privately Maintained Parkland Offset (Up to 50%):		50%			$637,428.00
Additional Public Access, Privately Maintained Parkland Offset (Up to 75%):		25%			$318,714.00

Parkland Reimbursement Cost

Key	Description	Quantity	Percent Offset	Units	Cost/Unit	Total
Private Parkland, 50% Construction Reimbursement [Private Access, Privately Maintained]						
AREA A	**Private Neighborhood Amenity**		50%			
	Town Center - Neighborhood Amenity			1	Estimate/Allowance	$1,000,000.00
	Courtyard					
	Landscaping					
	Pool					
	Lighting					
	Design Fees					
AREA B	**Private Neighborhood Amenity**		50%			
	Town Center - Neighborhood Amenity			1	Estimate/Allowance	$750,000.00
	Pickleball Courts					
	Restroom					
	Shade Structure					
	Lighting					
	Design Fees					
					Total Private Parkland Construction Cost :	$1,750,000.00
Public/Private Parkland, 75% Reimbursement [Public Access Easement, Privately Maintained]						
AREA C	**Public Multi - Use Trails**		75%			
	Construction Estimate Includes:					
	5' Unpaved Trail			20,500	$10 / LF	$205,000.00
	Trailheads			6	&10,000 / Trailhead	$60,000.00
					Total Public/Private Parkland Construction Cost:	$265,000.00

Parkland Offset Summary

Total Parkland Impact Fees	**$1,274,856.00**
Private Access, Privately Maintained Parkland Offset (Up to 50%)	$637,428.00
Additional Public Access, Privately Maintained Parkland Offset (Up to 75%):	$318,714.00
Maximum Parkland Offset Eligibility (Max 75% of Total Parkland Impact Fee):	**$956,142.00**
Total Proposed Parkland Expenditure	**$2,015,000.00**
Surplus Parkland Expenditure	**$1,058,858.00**

HISTORIC FRANKLIN TENNESSEE

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-0538

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jimmy Wiseman, Asst. Director of Engineering

SUBJECT:

Consideration Of COF Contract No. 2025-0158, With Boyle Nashville, LLC For A Road Impact Fee Offset Agreement For An Amount Not To Exceed $4,647,999
WS 5/13/25; 6/24/25
BOMA 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 to defer to 8/12/25; 8/12/25, 8-0 to defer to 11/11/25; 11/11/25, 8-0 to defer to 3/24/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2025-0158.

BACKGROUND/STAFF COMMENTS:

This memo presents a discussion item regarding the potential reimbursement of road impact fees for improvements related to the Harlin PUD Subdivision. These improvements are located both inside and outside the city limits but remain within the urban growth boundary (UGB). The proposed enhancements involve state routes and county-maintained roadways currently under the jurisdiction of the Tennessee Department of Transportation (TDOT) and Williamson County.
Please refer to Exhibit A for details on the proposed offsite roadway improvements.

Mack Hatcher Parkway
Developer's Request: Full arterial impact fee reimbursement for right-of-way acquisition related to the future extension of Mack Hatcher Parkway. The amount reimbursed shall not exceed the fees paid by the development.
Staff Response: The City of Franklin's Municipal Code allows for reimbursement of right-of-way acquisition costs for arterial roadway extensions. Accordingly, this request meets the criteria for eligibility.

Columbia Pike, Henpeck Lane, and Coleman Road
Developer's Request: Full arterial and collector impact fee reimbursement for design, right-of-way, and construction. The amount reimbursed shall not exceed the fees paid by the development.

Staff Response: The City of Franklin's Municipal Code permits road impact fee reimbursements, but approval depends on Board of Mayor and Aldermen (BOMA) discretion. While the UGB is recognized in city planning efforts, reimbursement for impact fees outside city limits would require specific approval from BOMA.

Considerations for Reimbursement

- Historically, the city has prioritized infrastructure funding for projects within city limits. However, given that roadways in the UGB extend beyond municipal boundaries, an opportunity exists to evaluate the allocation of road impact fees for improvements in these areas.
- Due to the proximity of sanitary sewer services, it is unlikely that the City will annex this area of the UGB in the near future.
- As part of the annexation process, the City is required to enter into an interlocal agreement with Williamson County to determine long-term maintenance responsibilities for infrastructure outside city limits. It is likely that Williamson County will require the city to assume full maintenance responsibilities for:
    - Hillview Lane
    - Columbia Pike (signals only)
    - Portions of Henpeck Lane and Coleman Road

City staff is seeking Board direction on whether road impact fee funds should be prioritized for projects outside the city limits but within the UGB. These funds are currently allocated primarily for in-city improvements, where infrastructure demands are most urgent. It should be noted again that the amount reimbursed would not exceed the fees paid by the development.

FINANCIAL IMPACT:

This will cost the City $3,816,542 in arterial impact fees and $781,701 in collector impact fees for a total of $4,598,243.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0158.

ROAD IMPACT FEE REIMBURSEMENT AGREEMENT
COF CONTRACT NO. 2025-0158

This agreement ("Agreement") is entered into between the City of Franklin, Tennessee ("City") and Boyle Nashville, LLC, ("Developer"), on this the _____day of _____, 2025, pursuant to Title 16, Chapter 4 of the Franklin Municipal Code ("FMC").

WHEREAS, the Developer has previously submitted to the Franklin Municipal Planning Commission Harlin PUD Subdivision COF Project #8704 for approval (the "Development Project"); and

WHEREAS, the City has required the Developer to design, acquire right-of-way, acquire easements, obtain permits, and construct certain roadway improvements (the "Improvements") as a requirement of the Development Project and as shown on Exhibit A; and

WHEREAS, the Improvements required as part of the Development Project are identified in the City's Major Thoroughfare Plan, Connect Franklin; and

WHEREAS, the Developer has made application to offset a portion of the costs of these improvements against any Road Impact Fees due from the Development Project.

NOW THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

1. PURPOSE. The purpose of this Agreement is to define the obligations of the parties necessary to carry out the intent of this Agreement for the provision of reimbursement of collector and arterial road impact fees pursuant to the FMC.

2. TERM. This Agreement shall become effective on the date it is fully executed and shall continue until the parties have fully fulfilled their obligations provided hereunder or until the agreement is terminated as provided herein. Understanding the large financial investment each party is making, this Agreement shall only be terminated for convenience upon written agreement of the parties.

3. PROJECT. The Developer has submitted reliable information related to the costs of construction of the following Improvements:

(a) The existing unsignalized intersections of Coleman Road and Henpeck Lane are offset by approximately 300 feet along Columbia Avenue. This offset and the general lack of capacity create existing operational and safety issues. The need for improving these intersections through realignment, signalization, and additional capacity has been thoroughly documented in previous planning efforts conducted over the past 14 years by Williamson County, TDOT, and the Nashville Area MPO. Therefore, the following improvements should be implemented in tandem with the Harlin development but should be constructed utilizing a combination of the City's reimbursable Road Impact Fees, Residential Infrastructure Development Act (RIDA) taxing authority, and private developer funds. It should also be noted that alternative intersection designs were considered as part of this TIA. However, in an effort to minimize ROW acquisitions and construction costs, it was ultimately determined that signalization of the two offset intersections with additional turn lanes will address both existing and future traffic delays and improve driver safety. The westbound approach of

realigned Henpeck Lane should include an exclusive left turn lane with approximately 100' of storage with taper and deceleration lengths designed to AASHTO, TDOT, and City standards and a shared through/right turn lane.

(b) The intersection of Columbia Avenue and Henpeck Lane will be converted to traffic signal control based on the projected satisfaction of MUTCD 8-hour volume warrants. In tandem with the proposed traffic signal, the following turn lanes will be constructed:

(i.) The westbound approach of Henpeck Lane will include an exclusive left turn lane with approximately 100 feet of storage with taper and deceleration lengths designed to AASHTO, TDOT, and City standards and a shared through/right turn lane.

(ii.) The northbound approach of Columbia Avenue will be widened to include an exclusive right turn lane with a minimum of 100 feet of storage. All taper and deceleration lengths should designed to AASHTO, TDOT, and City standards.

(iii.) The southbound approach of Columbia Avenue will be widened to include an exclusive left turn lane with a minimum of 100 feet of storage. All taper and deceleration lengths should designed to AASHTO, TDOT, and City standards.

(iv.) The southbound approach will include protected-permissive left turn phasing. The southbound approach of Columbia Avenue should be widened to include an exclusive left turn lane with a minimum of 100' of storage, an exclusive through lane, and an exclusive right turn lane with a minimum of 100' of storage. All taper and deceleration lengths should be designed to AASHTO, TDOT, and City standards.

(c) The intersection of Columbia Avenue and Coleman Road should be converted to traffic signal control based on the projected satisfaction of MUTCD 8-hour volume warrants. In tandem with the proposed traffic signal, the following turn lanes will be constructed:

(i.) The eastbound approach of Coleman Road will be widened to include an exclusive left turn lane with approximately 100 feet of storage with taper and deceleration lengths designed to AASHTO, TDOT, and City standards and a shared through/right turn lane.

(ii.) The northbound approach of Columbia Avenue will be widened to include an exclusive left turn lane with a minimum of 100 feet of storage. All taper and deceleration lengths will be designed to AASHTO, TDOT, and City standards.

(iii.) The southbound approach of Columbia Avenue will be widened to include an exclusive right turn lane with a minimum of 100 feet of storage. All taper and deceleration lengths will be designed to AASHTO, TDOT, and City standards.

(iv.) The northbound approach will include protected-permissive left turn phasing. As part of a future/phase 2 improvements at the Columbia Avenue/Mack Hatcher Intersection, Developer will remove part of the existing concrete median and/or widen the westbound approach of Mack Hatcher Parkway as necessary in order to provide an additional through lane. Developer will restripe the northbound approach of Columbia Avenue to provide a second left turn lane. Optimization of the existing traffic signal will be required with these improvements.

(d) As mentioned previously and documented in the Phase 2 capacity analysis, the intersection of Columbia Avenue and Mack Hatcher Parkway/Hillview Lane will be improved with the Columbia Avenue widening project currently underway with the City. With these improvements, acceptable levels of service will be maintained throughout the 2032 buildout of the Harlin site. Given the future plans for extending the Mack Hatcher Parkway cross

section and improvements recommended in Phase 1, the following improvements should be made at this intersection:

(i.) Remove part of the existing concrete median and/or widen the westbound approach of Mack Hatcher Parkway as necessary in order to provide an additional through lane.

(ii.) Restripe the northbound approach of Columbia Avenue to provide a second left turn lane.

(iii.) Optimize the traffic signal timing within the applicable coordinated cycle lengths for each peak hour following completion of these improvements.

4. ELIGIBLE ARTERIAL ROAD IMPACT FEE REIMBURSEMENT. The total eligible costs of design, right-of-way acquisition, easement acquisition, permits, and construction of the above arterial roadway Improvements is **Eight Million Four Hundred Sixteen Thousand Two Hundred and No/100 Dollars ($8,416,200.00)** for the Development Project and the total reimbursement to the Developer is estimated to be **Three Million Eight Hundred Sixteen Thousand Five Hundred Forty-Two and No/100 Dollars ($3,816,542.00)**. At no time shall reimbursement exceed the arterial impact fees collected as part of the Development Project

5. ELIGIBLE COLLECTOR ROAD IMPACT FEE REIMBURSEMENT. The total eligible costs of design, right-of-way acquisition, easements acquisition, permits, and construction of the above collector roadway Improvements is **Two Million Seven Hundred Two Thousand Eight Hundred Thirty-Four and No/100 Dollars ($2,702,834.00)** for the Development Project and the total reimbursement to the Developer is **Seven Hundred Eighty-One Thousand Seven Hundred One and No/100 Dollars ($781,701.00)**. At no time shall reimbursement exceed the collector impact fees collected as part of the Development Project. Collector Impact Fees may be reimbursed only for improvements constructed on Collector Roads located within the City limits, or on Collector Roads that the City of Franklin is responsible for maintaining pursuant to a formal agreement approved by the Board of Mayor and Aldermen.

6. APPROVAL OF CONTRACTS AND AGREEMENTS. The City Engineer shall review and approve all professional services agreements, right-of-way and easement acquisition offers (that exceed the appraised value of the acquisition), and construction bids associated with the Improvements. The Developer shall obtain approval prior to the spending of any funding in which the Developer is seeking reimbursement from the City. The Developer agrees that failure to obtain contract approval from the City Engineer may result in loss of City reimbursement as determined by the City Engineer.

7. APPROVAL OF CONSTRUCTION DOCUMENTS. Prior to starting right-of-way acquisition, easement acquisition, and construction, the Developer shall submit construction documents to the City Engineer for review and approval. The Developer agrees that failure to obtain approval from the City Engineer may result in loss of City reimbursement as determined by the City Engineer.

8. PERMITS. The Developer shall be solely responsible for obtaining and complying with all necessary local, state, and federal permits associated with the Improvements.

9. ON-SITE RIGHT-OF-WAY AND EASEMENT DEDICATION. The reimbursement value of on-site right-of-way shall be based on the fair market value of the land at the date of application for the development approval for which the condition of dedication was imposed. The value of right-of-way is hereby estimated as **$50.00 per SF,** and all other necessary temporary slope, temporary construction, access easements, and utility easements shall be dedicated at no cost to the City.

10. OFF-SITE RIGHT-OF-WAY AND EASEMENT ACQUISITION.

a. The Developer shall be responsible for obtaining all off-site right-of-way and easements associated with the off-site Improvements.

b. At a minimum, the Developer shall offer fair market value for all right-of-way and or easements necessary as part of the Improvements. The value of right-of-way and easements shall be determined by a professional real estate appraiser or other means as approved by the City Engineer.

c. Should negotiations fail, the City agrees to assist, to the maximum extent allowable by law, in the acquisition of the necessary off-site right-of-way and easements associated with the Improvements.

11. Reimbursement and Final Acceptance.

a. The Developer may submit periodic invoices to the City during the course of design, right-of-way acquisition, easement acquisition, permitting and construction (not more frequently than every 90 days), which invoices shall be payable within 30 days after approval by the Road Impact Fee Administrator (City Engineer), subject to collected impact fees as specified within this Agreement.

b. No reimbursement on Construction shall be allowed until all right-of-way and easements have been properly deeded to the City and/or State and recorded at the Williamson County Register of Deeds.

c. Invoices shall include copies of approved contracts and invoices associated with the roadway Improvements, partial lien waivers for all contracts and copies of checks to show proof of payment. The Developer shall submit invoices based on the latest approved City forms as required by the Road Impact Fee Administrator (City Engineer).

d. Prior to final reimbursement and City acceptance of off-site Improvements, the Developer shall coordinate final inspections with the City and obtain letters of acceptance from the Street Department or City Engineer.

e. The following costs are specifically excluded from reimbursement: fiscal cost, including interest of money borrowed to finance the construction, cost for utility relocations, landscaping, turn lanes, internal management fees and turn lanes / signal improvements that benefit solely the development and not the arterial and/or collector roadway.

12. INDEMNIFICATION.

a. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Developer under this Agreement or otherwise, Developer shall indemnify and hold harmless the City, and the officers, directors, members, partners, employees, agents, consultants and subcontractors, from losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Improvements, provided that any such claim, action, loss, cost, judgment or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the improvements itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Developer, and any contractor and any subcontractor, and any supplier, or any individual or entity directly or

indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable.

b. In any and all claims against City, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, by any employee (or the survivor or personal representative of such employee) of Developer, and contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable, the indemnification obligation under the paragraph above will not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Developer, or any contractor or any such subcontractor, supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

13. MISCELLANEOUS.

a. Binding. This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of applicable law.

b. Severability. The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

c. Specific Performance. The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual parties shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

d. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement, including obtaining all regulatory and governmental approvals required to carry out the terms of this Agreement, recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

e. Assignment. The rights and obligations of this Agreement are not assignable without prior written consent of the City.

f. Law/Venue. This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, or any exhibits hereto, becomes subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

g. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be amended only by written instrument signed by all parties.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by an authorized person effective as of the date and year written below.

Approved by the Franklin Board of Mayor and Aldermen on _____, 20___.

WITNESS our hands on the dates as indicated.

DEVELOPER

_____

By:_____

Print Name:_____

Title:_____

STATE OF TENNESSEE)
)
COUNTY OF _____)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be _____ (or other officer authorized to execute the instrument) of _____, the within named bargainor, a _____, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this ____ day of _____, 20____.

_____

Notary Public
My Commission Expires:_____

CITY

CITY OF FRANKLIN, TENNESSEE, a municipality

By: _____
DR. KEN MOORE
Mayor
Date: _____

By: _____
ANGIE SKARP
City Recorder
Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

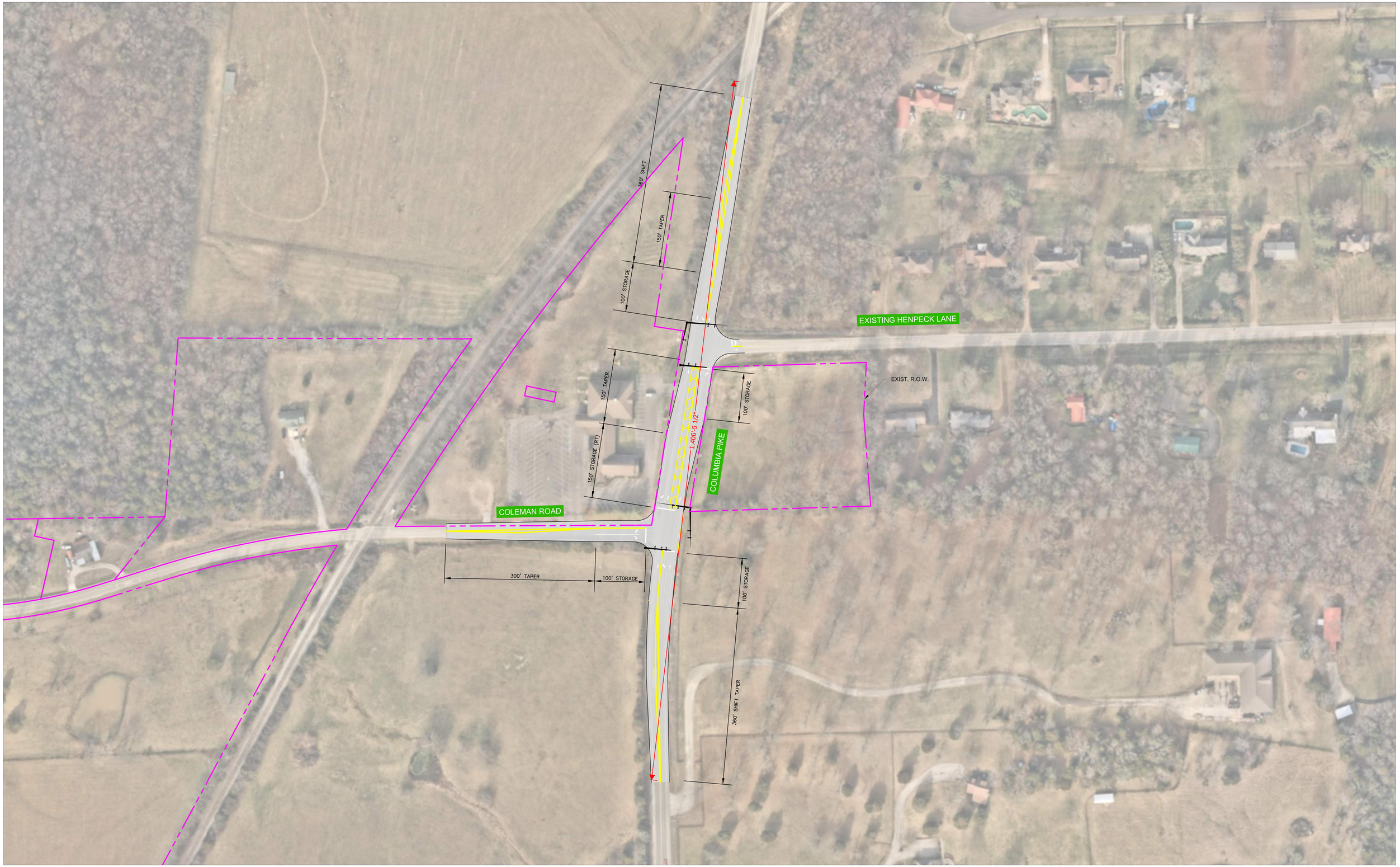
Before me, the undersigned Notary Public of said County and State, personally appeared DR. KEN MOORE and ANGIE SKARP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Mayor and City Recorder, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor and City Recorder executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by themselves as Mayor and City Recorder.

Witness my hand and seal this _____ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

Approved as to form by:

_____
William E. Squires, Deputy City Attorney



Kimley»Horn

HARLIN FARMS - OFFSITE ROADWAY IMPROVEMENTS

CONCEPT EXHIBIT

January 23, 2025

0 40 80 160 240

NORTH

ONLY MACK HATCHER RIGHT-OF-WAY QUALIFIES FOR REIMBURSEMENT ON THIS SHEET

SR 397 (MACK HATCHER MEMORIAL PARKWAY)

420' SHIFT

INSET A

91,477.21 sf

MATCHLINE SR 397 (MACK HATCHER MEMORIAL PARKWAY)

HILLVIEW LANE

EXIST. ROAD TO BE USED AS MULTI-USE PATH

EXIST. R.O.W.

MATCHLINE HILLVIEW LANE

INSET A

FUTURE BUILD-OUT

SR 397 (MACK HATCHER MEMORIAL PARKWAY)

A

A

Kimley»Horn

HARLIN FARMS - OFFSITE ROADWAY IMPROVEMENTS

CONCEPT EXHIBIT

February 6, 2025

0 25 50 100 150

NORTH

ONLY RIGHT-OF-WAY QUALIFIES FOR REIMBURSEMENT WEST OF RED LINE.

COLUMBIA AVE. TO TIE OUT TO FUTURE CITY IMPROVEMENTS

EXISTING TRAFFIC SIGNAL TO REMAIN IN PLACE

150' TAPER

200' STORAGE

SR-397 (MACK HATCHER MEMORIAL PARKWAY)

MATCHLINE SR 397 (MACK HATCHER MEMORIAL PARKWAY)

42,842.92 sf

EXIST. ROAD TO BE USED AS MULTI-USE PATH

EXIST. R.O.W.

COLUMBIA AVE. TO TIE OUT TO FUTURE CITY IMPROVEMENTS

COLUMBIA AVENUE

INSET B

FUTURE BUILD-OUT

A

A

Kimley»Horn

HARLIN FARMS - OFFSITE ROADWAY IMPROVEMENTS

CONCEPT EXHIBIT

February 6, 2025

50'-0"

0 25 50 100 150

NORTH

HISTORIC FRANKLIN TENNESSEE

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0316

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kelly Dannenfelser, Asst. Director of Planning
Emily Wright, Director of Planning and Sustainability
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

Consideration Of Resolution 2026-04, A Resolution Authorizing The Execution Of COF Contract No. 2026-0077 With Walker Consultants For The Central Franklin Parking Study
WS 2/25/25; 3/10/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2026-04, a resolution authorizing the execution of COF Contract No. 2026-0077 with Walker Consultants for the Central Franklin Parking Study.

BACKGROUND/STAFF COMMENTS:

Central Franklin is a dynamic place with a blend of commercial, institutional, and residential uses. Parking is an essential part of the infrastructure to support the variety of land uses and special events that occur throughout the year. The City of Franklin allocated funding in the FY 2026 Budget to conduct a comprehensive parking study in Central Franklin. The geographic area of focus will be the historic core of Downtown Franklin, but the broader study area will also include the Factory District, Columbia Avenue, and the West Main Street Corridor. The scope also includes an analysis of large-scale event parking and circulation.

On September 4, 2025, the City released a Request for Qualifications (RFQ) from qualified firms to provide community outreach engagement, policy analysis, and recommendations related to parking in Central Franklin. Three firms submitted responses and the top two firms were interviewed on two separate occasions because the scores were very close. Walker Consultants was selected and will serve as the lead consultant and the Franklin office of STV Inc. will serve as a sub-consultant. The City's selection committee included staff from Building and Neighborhood Services, Engineering, and the Planning and Sustainability Departments.

The attached Professional Services Agreement includes seven project phases that should be completed over the next 18 months. The planning process will result in several project deliverables

including a summary outreach report, an analysis of parking in comparable communities, an interactive scenario evaluation tool, a final report, and digital resources to help the City understand and monitor change over time in the study areas.

Public outreach and engagement will be very important. The staff has emphasized the importance of meeting with project stakeholders and engaging the community and has scoped the formation of a Steering Committee that can help guide the study and provide stakeholder input. The BOMA will review and vote on a resolution at an upcoming meeting authorizing the Steering Committee. The staff is also recommending piloting an online engagement platform called Go Vocal as a way to boost citizen engagement. Go Vocal serves as a city's engagement hub where all projects that are outward-facing can have relevant information, ways to provide feedback, and more information on how to get involved. The staff seeks to pilot this online platform and utilize all of its capabilities for the Central Franklin Parking Study to help boost citizen participation and also to see if this would be a good fit for the organization going forward.

In 2016, the City engaged a consultant team comprised of Volkert Engineering and Walker Consultants to comprehensively review and analyze parking in Downtown Franklin. The purpose of the study was to: (1) review the existing conditions within the parking study area; (2) identify parking challenges and opportunities in the current operation and management of the parking network; and (3) recommend policies that will improve the function of the parking in the study area. The City implemented several recommendations, including real-time parking occupancy sensors and messaging for the 2nd Avenue and 4th Avenue Parking Garages, the adjustment of on-street parking time limits, the creation of a new surface parking lot on 5th Avenue North near Mount Hope Street, and many others. A subsequent parking update that was limited in scope occurred in 2022 related to parking occupancy and duration for on-and off-street parking.

The proposed study seeks to comprehensively evaluate the physical, economic, and regulatory parking conditions in a broader geographic area than previous studies and also consider long-term parking supply and demand, parking policy and zoning requirements, and paid parking. Moreover, the staff is optimistic that this study will yield a framework that staff can use to help manage parking overtime.

Moreover, the City was recently awarded a Safe Streets For All Grant to make safety improvements to the West Main Street Corridor, which is in the study area. If project timelines can align, the Planning staff seeks to partner with the Engineering Department on a comprehensive public outreach effort that also includes parking policy once more information is known about the scope of the Safe Streets for All Grant.

FINANCIAL IMPACT:

The City of Franklin FY 2026 Budget allocates $125,000 towards the completion of the project from the Hotel/Motel Tax Fund and another $125,000 from the Planning and Sustainability Department Budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-04.

RESOLUTION NO. 2026-04

A RESOLUTION AUTHORIZING THE EXECUTION OF COF CONTRACT NO. 2026-0077 WITH WALKER CONSULTANTS FOR THE CENTRAL FRANKLIN PARKING STUDY

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee desires to move toward the effective and efficient administration of City business; and

WHEREAS, the City of Franklin has identified the need for a detailed parking study in the central part of Franklin and to include the analysis of large community events that attract tens of thousands of people in order to improve operations and properly plan for the future; and

WHEREAS, Walker Consultants, in partnership with STV Inc. as a sub-consultant, has been selected through a competitive Request for Qualifications process as the most qualified firm of such services; and

WHEREAS, the City of Franklin's Board of Mayor and Aldermen find that it is in the best interest of the City and its residents to enter into a contract with Walker Consultants to perform these services; and

WHEREAS, funds have been allocated and are available in the Planning and Sustainability Department Fiscal Year 2025-2026 budget GL Code 110-82560-41700 to cover the costs associated with the contract; and

WHEREAS, the contract has been reviewed by the Law Department and found to be in accordance with applicable laws and regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. The Board of Mayor and Aldermen of the City of Franklin, Tennessee hereby authorizes the Mayor to execute COF Contract No. 2026-0077 with Walker Consultants for the provision of the Central Franklin Parking Study as outlined in the attached contract documents, in an amount not to exceed THOUSAND FIFTY AND NO/100 DOLLARS ($250,000).

Section 2. The City Administrator is further authorized to take any and all necessary actions to implement and administer the terms of the COF Contract No. 2026-0077, including any amendments thereto, provided such amendments do not increase the cost to the City.

Section 3. This resolution shall take effect immediately upon its passage and approval.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

By:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2026-0077

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the **City of Franklin, Tennessee**, hereinafter referenced as City, and **Walker Consultants, Inc.** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with the City's Central Franklin Parking Study Project hereinafter referenced as Project. The Project is described as follows:

Central Franklin Parking Study

1. SCOPE OF SERVICES. Consultant shall provide engineering-related technical services and/or construction engineering and inspection services, and/or survey services, and/or appraisal services for the Project in accordance with the Scope of Services ("Services") as found in Attachment A which shall be considered as an integral part hereof.

2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.

3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.

4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in an amount not to exceed Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00).

The Board of Mayor and Aldermen approved this Agreement on the _____ day of _____ 2026.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry.

1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.

1.3 Perform all Services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.

1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.

1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with its own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.

1.6 Retain pertinent records relating to the Services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.

2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs, and expenses, including reasonable attorneys' fees, for failure to make such restoration.

2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.

2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

3.1 Consultant, by the performance of Services covered hereunder, does not in any way assume, abridge, or abrogate any of those duties, responsibilities, or authorities customarily vested in other professionals or agencies participating in the Project.

3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.

3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.

3.4 ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the Services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the Services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.

3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error, or omission in the performance of the Services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this Agreement.

3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services; (b) the failure of any contractor, subcontractor, consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

4.1 TERMINATION FOR CONVENIENCE. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination

becomes effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title, and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information, and contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

(1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing, or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.

(2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.

(3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:

(a) Contract costs for labor, materials, equipment, and other services accepted under this Agreement;

(b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

4.2 TERMINATION FOR CAUSE. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After completion has been achieved, if any portion of the Agreement Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

4.3 TERMINATION FOR NON-APPROPRIATION. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.

4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.

Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state, and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the Services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to

machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

7.1 All documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS. Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

7.1.2 DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.

7.2 By execution of this Agreement, Consultant and its sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or its sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the

Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.

7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

7.6 City may make and retain copies of documents for information and reference in connection with use on the Project by the City, or its authorized representative. Such documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.

7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

7.8 Any verification or adaptation of the documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:

a) General Liability Insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 annual aggregate.

b) Automobile Liability Insurance with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of $500,000 for each occurrence.

d) Professional Liability Insurance with a limit of $1,000,000 annual aggregate.

8.2 Consultant shall add the City as an additional insured on all policies unless otherwise prohibited.

8.3 Consultant shall, upon execution of this Agreement, furnish City Certificates of Insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.

8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and Performance Bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.

9.2 Consultant shall be paid in full for all Services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.

9.3 TRAVEL; EXPENSES.

City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed

in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS.

10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.3 NO THIRD-PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.

10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

10.5 IRAN DIVESTMENT ACT. By 1) entering into this Agreement and/or by 2) submission of a bid or proposal to the City of Franklin, the Consultant and each person signing on behalf of any Consultant, certifies, and in the case of a joint bid or proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that neither they, nor any assignee of the resulting contract, is on the list created pursuant to T.C.A. § 12-12-106. The Consultant further certifies that it shall not utilize any subcontractor/subconsultant identified on the list created pursuant to T.C.A. § 12-12-106.

10.6 NON-BOYCOTT OF ISRAEL. Except for any contract with a total potential value of less than $250,000, each consultant, except those with fewer than ten employees, and each person signing on behalf of any such consultant, by entering into this Agreement certifies, under penalty of perjury, that, to the best of its knowledge and belief, such consultant is not currently engaged in, and will not, for the duration of any such contract, engage in, a boycott of Israel, as that term is defined in Tenn. Code Ann. § 12-4-119.

ARTICLE 11. EXTENT OF AGREEMENT.

11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.

12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

WALKER CONSULTANTS, INC.	CITY OF FRANKLIN, TENNESSEE
By: _____	By: _____
Print Name: _____	Print Name: Dr. Ken Moore
Title: _____	Title: Mayor
Date: _____	Date: _____

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

City of Franklin Parking Study – Final Draft Scope of Services

Project Goals and Guiding Principles

- Conduct thorough public outreach and engagement related to parking in the study areas
- Support downtown vitality by improving access for employees, residents, and visitors
- Protect neighborhoods from spillover and parking impacts
- Create adaptable, data-driven recommendations that align with community values
- Improve event-day operations and reduce stress on the system
- Ensure the parking system is financially sustainable and easy to manage
- Provide a framework for ongoing monitoring and implementation

Task 1: Project Initiation and Management

- Develop communication protocols, file sharing structure, and points of contact
- Conduct project kickoff meeting to confirm study area, roles, goals, success criteria, discuss study name ideas and branding
- Bi-weekly project team meetings for coordination and decision-making
- Standing monthly executive check-ins/updates with department heads (if necessary)
- Prepare a request for information (RFI) outlining data needs; City to provide available materials
- Support the City of Franklin in a high-level advisory role as the City develops a public engagement plan.
- Ongoing project management and quality control throughout the study

Task 2: Background Research and Policy Analysis

- Review relevant planning documents including the Comprehensive Plan, Envision Franklin, prior parking studies, mobility-related efforts and discuss with the appropriate City staff.
- Review parking ordinances and policies including parking minimums, shared parking provisions, time limits, enforcement hours, curb regulations, signage requirements, administrative processes, and discuss with appropriate City staff and community members.
- Identify inconsistencies and opportunities for policy clarification or simplification
- Conduct a peer review of up to five comparable or aspirational cities to understand program structures, pricing strategies, enforcement models, and curb management practices
- Summarize the alignment of current parking and curb policies with long-term community and economic development goals

Task 3: Data Collection

- Inventory all on-street spaces within the study area, documenting space type, restrictions, ADA spaces, loading zones, signage, and curb regulations
- Conduct one weekday and one weekend day (8 a.m. to 6 p.m.) of on-street and off-street (excluding garages) parking utilization counts in half-hour increments within the study area.

- Conduct one peak day (8 a.m. to 6 p.m.) of turnover and duration data collection for on-street parking within the study area.
- Conduct observations on up to one major event-day, capturing parking utilization, curb activity patterns, and travel behavior. Target one major event (Pumpkinfest, Dickens Festival, or Main Street Festival) as the schedule allows.
- Use off-street transaction data to estimate garage occupancy, supplemented by manual counts and aerial imagery as needed
- Collect curb activity observations on selected blocks to document deliveries, service vehicles, TNC activity, short-term dwell times, and operational friction points
- Collect event-day origin information through a short on-site intercept survey capturing visitor ZIP codes and basic travel patterns. Compare with Visit Franklin information regarding visitor travel patterns.
- Compile all datasets in GIS format for use in analysis and integration into *Deliverables*

Task 4: Stakeholder Engagement

Milestone Meetings

- Participate in up to three touchpoints with BOMA at key project milestones, to include the presentation of relevant study progress and findings
- Coordinate with City of Franklin staff to establish a Steering Committee of involved leaders, business owners, and residents. Engage with the Steering Committee in up to four meetings at key milestones to provide policy direction, review study progress, and guide decisions.
- Coordinate with City of Franklin staff to establish a Technical Working Group (TWG), including city staff, engineers, parking enforcement officers, communications department representatives, etc., to offer technical expertise, review data accuracy, and provide input on feasibility. Engage with the TWG virtually in up to three meetings at key milestones.

Online Survey

- The consultant team will coordinate with City staff on the development and launch of survey questions. The survey will engage Franklin residents, employees, and visitors with user-specific questions.
- Work with City of Franklin staff to provide live dynamic reporting of survey responses and insights.

Public Engagement

- Conduct an eight-hour “day-in-the-life” observation and door-to-door interviews within the study area, interacting with business owners, residents, employees, and other parking users to understand various parking use characteristics, preferences, and challenges.
- Conduct up to 12 brief stakeholder listening sessions to solicit feedback from individuals or small community groups
- Participate in one pop-up event within the community. Target an event on “Park(ing) Day” to bring awareness to the study and solicit feedback from the public.

Task 5: Analysis and Assessment

- Synthesize findings from stakeholder engagement to identify recurring themes, concerns, and community priorities, and report out to decision-making bodies and the community
- Analyze on-street and off-street occupancy, turnover, and duration data to identify key patterns, hotspots, and areas of underuse
- Evaluate curb activity observations to identify delivery patterns, TNC activity, service vehicle needs, and friction points
- Assess origin-destination and walking pattern data to understand access trends and visitor behavior
- Prepare high-level redevelopment assumptions for key parcels and corridors to understand how future growth may influence parking demand and curb needs. City staff will be relied upon to provide redevelopment projections.
- Evaluate the feasibility of policy and operational tools including updated time limits, paid parking options, zone structures, loading strategies, and curb reallocations
- Identify access and mobility considerations related to walking, biking, and transit that influence parking behavior or curb demands
- Analyze residential parking permit options, including potential boundaries, administrative needs, and alignment with neighborhood concerns as needed
- Assess governance models, including Parking Authority, Enterprise Fund, and or City management structures, summarizing operational, administrative, and high-level financial considerations
- Prepare a financial framework to understand the viability and directional impacts of different policy and operating directions as needed. Incorporate high-level best practices for parking garage operations and maintenance funding.
- Develop a clear problem statement and set of opportunity areas that will guide scenario development

Task 6: Scenario Development

- Develop up to two parking and curb management scenarios informed by Task 5 findings and stakeholder priorities
- Create an interactive planning-level scenario evaluation tool that allows the City to test key levers such as pricing strategies, time limits, zone structures, curb allocations, enforcement hours, and event operations
- Configure the tool to update planning-level outputs in response to user inputs, including indicative changes in parking availability, turnover, curb activity patterns, operational considerations, and order-of-magnitude financial implications.
- Use the financial framework from Task 5 to refine the planning level cost and revenue assumptions within each scenario
- Model the operational and user experience impacts of each scenario, including availability, turnover, curb activity, and event performance
- Evaluate scenario performance under both typical day and event conditions to understand system stress points and tradeoffs.
- Compare scenarios to identify tradeoffs and feasible pathways for implementation
- Draft the *Parking Strategy Book* that compiles baseline conditions, analysis, and scenario results into a cohesive reference document

Task 7: Recommendations and Implementation

- Develop a recommended parking and curb management strategy that reflects the findings from the analysis, scenario results, and community and stakeholder input
- Identify short-term, mid-term, and long-term actions across policy, operations, curb management, enforcement, and technology
- Provide refined strategies for event-day parking and traffic operations based on scenario testing and stakeholder input
- Identify high-level opportunities for improved parking wayfinding, signage consistency, and user communications to support ease of access
- Refine and finalize the *Parking Strategy Book* with clear recommendations, maps, graphics, and supporting rationale
- Prepare the Implementation Playbook outlining:
    - Recommended strategies and policy actions
    - Enforcement and operations considerations
    - Communications and rollout approach
    - Phased implementation steps
    - Key performance indicators for monitoring progress
- Conduct a final outreach effort to publish findings and provide an opportunity for public feedback
- Conduct a final workshop with staff to review recommendations, answer questions, and confirm implementation priorities
- Present recommendations to BOMA

Deliverables

- Public Engagement Summary Report – An additional section added to the City-provided Public Engagement Plan that highlights the executed stakeholder engagement strategies, findings, and insights that inform the overall recommendations
- Online Survey Dashboard – Access to survey insights and analytics dashboard;
- Peer Library – A concise PDF-based review of up to five peer or aspirational cities that summarizes their parking program structures, pricing strategies, enforcement approaches, curbside policies, and key takeaways for Franklin.
- Implementation Playbook – A tactical guide that outlines the recommended strategies, policies, enforcement and operations considerations, communications needs, phased implementation steps, and key performance metrics
- Parking Strategy Book and Scenario Tool – A combined digital resource that brings all baseline data and findings together and includes an integrated interactive tool that allows the City to test parking and curbside strategies and view the outcomes. A public-facing version can also be created if needed.

  The Parking Strategy Book and Scenario Tool will be delivered as a digital, decision-support resource to help the City of Franklin explore parking and curbside management strategies over time.

  Rather than a static report, the Strategy Book will present key findings, data, and community insights in a clear, visual format. It will include an interactive, planning-level scenario tool that allows City staff to

adjust selected assumptions, such as time limits, pricing approaches, curb allocations, enforcement strategies, and event operations, and view the resulting directional impacts on parking availability, user experience, operational considerations, and high-level financial outcomes.

The tool is designed to facilitate policy exploration and scenario comparison, enabling decision-makers to understand trade-offs and system interactions. Outputs will be planning-level in nature.

The Parking Strategy Book and Scenario Tool will be delivered as a cloud-hosted, project-specific resource. Walker Consultants will provide hosting for up to one (1) year following study completion. Ongoing hosting does not include updates or enhancements unless separately scoped.

Anticipated Project Schedule

Task/Month	1	2	3	4	5	6	7	8	9	10	11	12
Task 1												
Task 2												
Task 3												
Task 4												
Task 5												
Task 6												
Task 7												

Professional Fee

Walker proposes completing the Scope of Services for a fee not to exceed **$250,000**, inclusive of reimbursable expenses.

The approximate cost of each Task is shown below:

Task 1 - Project Initiation and Management: $28,000

Task 2 - Background Research and Policy Analysis: $25,000

Task 3 - Data Collection: $25,000

Task 4 - Stakeholder Engagement: $80,000

Task 5 - Analysis and Assessment: $30,000

Task 6 - Scenario Development: $32,000

Task 7 - Recommendations and Implementation: $30,000

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0319

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

*Consideration Of Resolution 2026-10, A Resolution Establishing A Steering Committee For The Central Franklin Parking Study
WS 3/24/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a Steering Committee in support of the Central Franklin Parking Study.

BACKGROUND/STAFF COMMENTS:

The City is seeking to establish a Steering Committee made up of residents, business owners, Downtown-focused non-profit leaders, elected officials, and others with a stake in the success of Downtown Franklin. The Steering Committee will help guide the Central Franklin Parking Study, provide input throughout the process, and represent Downtown interests. Resolution 2026-10 lists the names and organizations of the proposed Steering Committee members. Each member has been contacted by the City Administration about this opportunity and each person has accepted the role. It is anticipated that the Steering Committee will meet four times over the next 16 months and sunset no later than in two years.

FINANCIAL IMPACT:

The Steering Committee members will serve in a volunteer capacity. There is no direct financial impact.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-10.

RESOLUTION 2026-10

A RESOLUTION ESTABLISHING A STEERING COMMITTEE FOR THE CENTRAL FRANKLIN PARKING STUDY

WHEREAS, the purpose of the Central Franklin Parking Study is to comprehensively evaluate the physical, economic, and regulatory parking conditions in Central Franklin, including studying long-term parking supply and demand, parking requirements, paid parking, and the Columbia Avenue and West Main Street Corridors; and

WHEREAS, the study will also include a thorough evaluation of the parking, circulation, and park and ride logistics for large-scale community events; and

WHEREAS, this process will include extensive community and stakeholder engagement to address concerns, gain insights, and to develop a set of recommendations intended to enhance and continue the success of Downtown Franklin; and

WHEREAS, a Steering Committee can help guide, inform, and source information for the City's Central Franklin Parking Study; and

WHEREAS, the Steering Committee should consist of individuals representing preservation organizations, civic organizations, tourism, building owners, institutional users, business leaders, and residents. Members of the Steering Committee can also serve as ambassadors who help expand community input by leveraging their own networks; and

WHEREAS, the Board of Mayor and Aldermen find that establishing a Steering Committee for the Central Franklin Parking Study is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. The Board of Mayor and Aldermen hereby establishes a Steering Committee for the Central Franklin Parking Study for the duration of the study. The following are hereby appointed:

Member	**Organization**
Bob Ravener (Chair)	
Patrick Baggett	Board of Mayor and Aldermen
Sean Aiello	County Commissioner
Sam Harwell	Downtown Business Owner
Karen Cochran (Julie Davis)	Downtown Building Owner
Heidi Hood	Downtown Franklin Association
Steave Fahey	Downtown Neighborhood Association
Kim Wardlow	Downtown Neighborhood Association
Eric Dilts	Franklin Theatre
Steve Bacon	Harpeth Square and Generations

Jayme Smith	Heritage Foundation
John Bond	Twine Graphics
Maureen Thornton	Visit Franklin
Michael Matteson	Williamson County
Tyler Berry	
Lawrence Sullivan	

**Members may send a designee from their respective organization in the event of an absence or departure*

Section II. The Steering Committee will meet at prescribed times with the meetings being publicly noticed and open to the public.

Section III. The Steering Committee shall sunset 2 years from the date of this resolution.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

By:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0142

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jonathan Marston, Asst. Director of Engineering
William Banks, Staff Engineer

SUBJECT:

Consideration Of Resolution 2026-07, A Resolution To Revise The Design Concept For The Intersection Upgrade Project At Liberty Pike And Mallory Lane/North Royal Oaks Boulevard
WS 10/14/25; 3/10/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2026-07, a resolution to revise the design concept for the intersection upgrade project at Liberty Pike, Mallory Lane, and North Royal Oaks Boulevard.

BACKGROUND/STAFF COMMENTS:

Based on recommendations for needed improvements to the intersection of Mallory Lane/North Royal Oaks Boulevard and Liberty Pike from several area developments' Traffic Impact Analyses (TIAs), the City of Franklin Board of Mayor and Aldermen (BOMA) included a "Phase 1" of improvements to this intersection in the approved project list of the fiscal years (FYs) 2017-2026 Capital Investment Program (CIP). That CIP was adopted via Resolution 2016-69 on October 25, 2016. The "Phase 1" designation for this project consisted of the design and right-of-way phases only. On February 14, 2017, the BOMA approved a Professional Services Agreement (COF Contract No. 2017-0017) with Volkert, Inc. for the design of intersection improvements at Mallory Lane/North Royal Oaks Boulevard and Liberty Pike.

Subsequently, the design of the intersection improvements, still proposed as traffic signal control, was presented at a public meeting on August 30, 2018. That design consisted of improvements to all legs of the intersection to include the following lane configuration: Approach (entering intersection) — 2 thru lanes, 2 left-turn lanes & 1 right-turn lane

- Approach (entering intersection): 2 thru lanes, 2 left-turn lanes & 1 right-turn lane.
- Departure (leaving intersection): 2 thru lanes.

The design also featured typical accommodations for pedestrians and bicycles in the form of a sidewalk and multi-use trail. At the public meeting, there was concern about the impacts of the proposed project to the surrounding properties, particularly the apartment complex, which is located on both sides of North Royal Oaks Boulevard. Several comments were submitted to encourage the City to investigate a roundabout intersection option. On April 23, 2019, BOMA adopted Resolution No. 2019-18, selecting Option 2 – Roundabout Intersection as the preferred design concept for the Liberty Pike, Mallory Lane, and North Royal Oaks Boulevard intersection upgrade project.

Since that time, the City has completed the Cool Springs Transportation Plan, a comprehensive traffic modeling study incorporating both existing conditions and projected development. The study concluded that the previously selected roundabout concept is no longer feasible due to increased traffic volumes and associated operational constraints.

On March 25, 2025, BOMA approved a Professional Services Agreement (COF Contract No. 2025-0035) with RK&K for the final design of the Liberty Pike & Mallory Lane Intersection Improvements. As part of their scope, RK&K reevaluated the roundabout concept and determined that accommodating projected traffic volumes would require multiple right-turn bypass lanes, resulting in substantial impacts to adjacent properties. The goal of this study was to refresh the 2020 analysis using new 2025 traffic counts and to project conditions through 2050 to ensure a full 20-year design life for any improvements.

The 2020 study recommended converting both intersections to roundabouts, including a dual lane roundabout at Mallory Lane/Royal Oaks and a smaller two lane roundabout at Stanwick Drive. Since that time, traffic volumes, development patterns, and growth expectations in the Cool Springs area have continued to evolve. The City requested a new analysis to confirm whether the roundabout concept still performs adequately and to evaluate an alternative that maintains a traffic signal but adds significant capacity.

The updated study incorporates 13-hour turning movement counts collected in April 2025, historic AADT trends, GNRC model outputs, and development related traffic from the Cool Springs Transportation Study. These inputs were used to establish growth rates and develop 2050 peak hour volumes. The study evaluates how the intersections operate today, how they are expected to function in 2050 if no improvements are made, and how they perform under two build alternatives: the previously proposed roundabout and a signalized intersection with expanded lanes.

The updated analysis shows that traffic volumes in the Liberty Pike/Mallory Lane corridor continue to grow significantly and will exceed the capacity of the existing intersection long before 2050. Under current conditions, the signalized intersection operates at acceptable levels in the morning and marginally in the afternoon, but by 2050 it is projected to fail with severe congestion and queues extending more than 5,000 feet, affecting multiple upstream intersections. Stanwick Drive also becomes overwhelmed because congestion on Liberty Pike prevents adequate gaps for side street traffic.

The study evaluated two improvement options. The first was the dual-lane roundabout concept originally proposed in 2020. While the roundabout performs well today, it cannot accommodate projected 2050 traffic volumes. The analysis shows that it would reach failure conditions well before the design year, with volume to capacity ratios more than double the Federal Highway Administration's (FHWA’s) recommended limits and queues exceeding 2,400–3,500 feet during peak hours. Federal Highways guidance indicates that as a roundabout approaches saturation, its performance deteriorates rapidly: when the volume to capacity ratio nears 1.0, delay increases sharply; once it exceeds 1.0, queues grow quickly and become unstable; and operations become

highly sensitive to even small changes in traffic flow.

The FHWA also advises that roundabouts should not be designed with metering signals as part of the initial concept. Metering is considered an after-the-fact mitigation tool for unexpected congestion—not a design strategy—because relying on metering from the outset indicates that the roundabout does not have sufficient inherent capacity for projected traffic volumes.

To achieve acceptable operations at this location using a roundabout, the design team would need to begin evaluating grade separated roundabout concepts. Such a facility would significantly increase the project cost—estimated at approximately $60,000,000—create major impacts to adjacent property owners, and would not fit the character or scale of the surrounding area.

The second option was an expanded traffic signal with additional through and turn lane capacity on all approaches. This alternative performs acceptably under 2050 conditions, operating at a Level of Service (LOS) C in the morning and LOS E in the afternoon—typical for a major urban intersection. Queues are significantly shorter than both the 'No Build' and roundabout scenarios, and performance improves further when auxiliary lanes are extended to appropriate lengths.

Overall, the study concludes that the roundabout alternative is not viable for long term operations at this location, while the expanded signalized intersection provides the only feasible solution to accommodate projected 2050 traffic volumes and maintain acceptable operations across the corridor. Based on this updated analysis, City staff and the project design team recommend advancing a signalized intersection design to better meet long term operational needs.

Resolution 2026-07 rescinds the selection of Option 2 – Roundabout Intersection as approved in Resolution 2019-18 and directs City staff to proceed with the design and implementation of a signalized intersection concept for the Liberty Pike, Mallory Lane, and North Royal Oaks Boulevard intersection upgrade project. City staff will coordinate with the design consultant to refine the signalized intersection concept and advance the project into right-of-way acquisition and construction phases. Pedestrian facilities will be incorporated into the overall design, consistent with the City's approach on the majority of its capital projects.

FINANCIAL IMPACT:

As part of Capital Investment Program (Resolution 2025-85), staff estimated the cost of the roundabout option to be **$21,000,000**, which included two roundabouts—one at Mallory Lane and Liberty Pike and another at Liberty Pike and Stanwick Drive. Revising the design concept to a single signalized intersection improvement at Mallory Lane and Liberty Pike substantially reduces the project scope and limits the length of required improvements. The updated estimated cost is approximately **$8,500,000**.

While side streets between Mallory Lane and Mack Hatcher Parkway are expected to experience increased delays due to higher traffic volumes, future improvements along these corridors are not warranted at this time and should be evaluated as conditions evolve.

Per COF Contract 2025-0035 with RK&K, work on the signalized intersection concept and design can begin immediately upon approval of Resolution 2026-07.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-07.

RESOLUTION 2026-07

A RESOLUTION TO REVISE THE DESIGN CONCEPT FOR THE INTERSECTION UPGRADE PROJECT AT LIBERTY PIKE AND MALLORY LANE/NORTH ROYAL OAKS BOULEVARD

WHEREAS, on February 14, 2017, the City of Franklin Board of Mayor and Aldermen approved a Professional Services Agreement (COF Contract No. 2017-0017) with Volkert, Inc. for the Design of Intersection Improvements at Mallory Lane/North Royal Oaks Boulevard & Liberty Pike; and

WHEREAS, on April 23, 2019, the Board of Mayor and Aldermen of the City of Franklin, Tennessee adopted Resolution No. 2019-18, selecting Option 2 – Roundabout Intersection – as the preferred design concept for the intersection upgrade project at Liberty Pike and Mallory Lane/North Royal Oaks Boulevard; and

WHEREAS, since that time, the City of Franklin has completed the Cool Springs Transportation Plan, a comprehensive traffic modeling study incorporating current and projected development patterns; and

WHEREAS, the results of the Cool Springs Comprehensive Transportation Plan indicate that the roundabout concept is no longer feasible due to increased traffic volumes and operational constraints; and

WHEREAS, the roundabout concept was subsequently reviewed by RK&K, whose analysis determined that accommodating projected traffic volumes would necessitate multiple right turn bypass lanes, resulting in significant impacts to adjacent properties; and

WHEREAS, City staff and the project design team have reviewed the updated traffic data and recommend proceeding with a signalized intersection design to better accommodate future traffic demands and ensure long-term functionality.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

That the Board of Mayor and Aldermen hereby rescinds the selection of Option 2 – Roundabout Intersection – as approved in Resolution No. 2019-18, and directs City staff to proceed with the design and implementation of a signalized intersection concept for the Liberty Pike and Mallory Lane/North Royal Oaks Boulevard intersection upgrade project.

BE IT FURTHER RESOLVED that City staff shall coordinate with the design consultant to refine the signalized intersection concept and advance the project into right-of-way acquisition and construction phases.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2026.

ATTEST:

By:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
William E. Squires
Deputy City Attorney

MEMORANDUM

Date: June 10, 2025

To: City of Franklin

From: RK&K

Subject: Liberty Pike at N. Royal Oaks Blvd/Mallory Lane Intersection Improvements
2025 Traffic Study

1. BACKGROUND

RK&K was contracted by the City of Franklin, Tennessee, to perform a traffic operational analysis to evaluate the intersection of Liberty Pike and N. Royal Oaks Boulevard/Mallory Lane in Williamson County, Tennessee. The purpose of this report is to provide an updated traffic analysis of the proposed improvements and compare the findings from the previous traffic analysis from October 2020 (developed by Kimley-Horn and Associates and henceforth referred to as the "2020 Traffic Study"). The analysis will provide Base Year (2025) operational analysis, the forecasting of Future Year (2050) volumes, and analysis of Future Year conditions for the proposed intersection improvements.

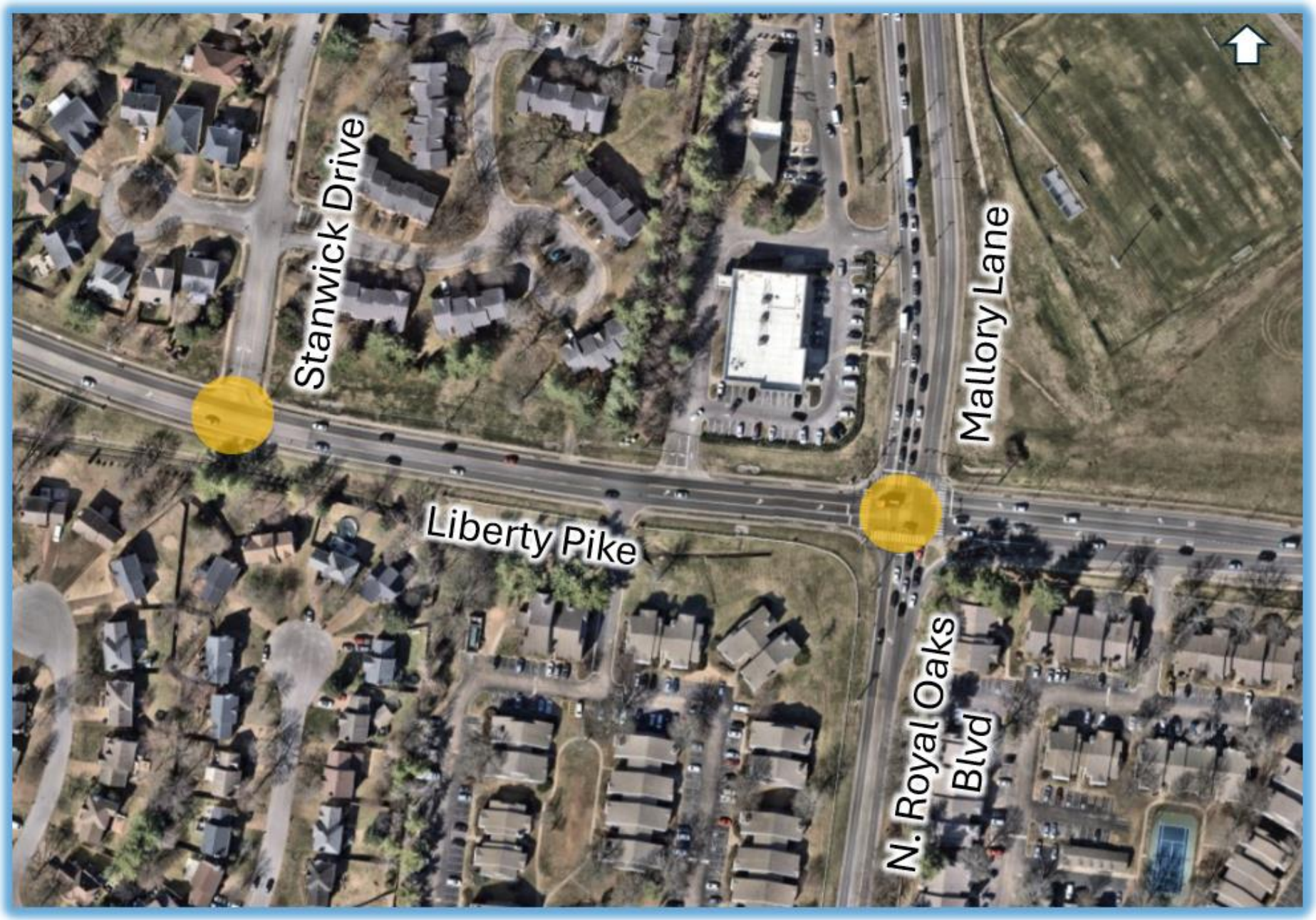
The project study area includes two (2) intersections as follows and are also shown in **Figure 1.**

- Liberty Pike at N. Royal Oaks Boulevard/Mallory Lane (Signalized)
- Liberty Pike at Stanwick Drive (Unsignalized)

The proposed improvements from the 2020 Traffic Study included the conversion of both the study intersections to a roundabout. The roundabout proposed at the intersection of Liberty Pike at Stanwick Drive is a three-leg roundabout with two-lane entries at both Liberty Pike approaches and a single-lane entry at the Stanwick Drive approach (also referred to as a 2x1 roundabout). The roundabout proposed at the intersection of Liberty Pike at Royal Oaks Boulevard/Mallory Lane is a four-leg dual lane roundabout with two-lane entries at all four approaches and a bypass lane for the southbound right turn movement.

In addition to the evaluation of the roundabout as proposed in the 2020 Traffic Study, this memorandum also presents the results for the traffic signal alternative with additional capacity, at Liberty Pike and N. Royal Oaks Boulevard/Mallory Lane intersection. The proposed geometry for the traffic signal alternative will match the "full build-out" scenario (explained in greater detail in this report) evaluated in the 2020 Traffic Study, which included dual left turn lanes, dual through lanes, and exclusive right turn lanes for all four approaches.

Figure 1: Study Area



2. 2020 TRAFFIC STUDY

The 2020 Traffic Study included two sets of traffic forecasts to analyze the functionality of the proposed roundabouts at the intersections of Liberty Pike at Royal Oaks Boulevard/Mallory Lane and at Stanwick Drive. The first forecast (Analysis 1) utilized existing counts from 2019 and were forecasted to Design Year (2041). The second forecast (Analysis 2) accounted for background growth (based on what was provided in the 2020 Traffic Study, which differs from the volumes in the Cool Springs Transportation Study) and nearby developments and was evaluated for 2030 and 2040 scenarios. The volumes from "Analysis 2" were greater than those used for "Analysis 1".

The analysis presented in the 2020 Traffic Study was conducted with two sets of analysis software: *ARCADY Junctions 9* and *SIDRA*. "Analysis 1" showed acceptable performance using *ARCADY* analysis but failure in the PM peak hour using *SIDRA* for the 2041 Build Year. "Analysis 2" showed failure using both software platforms during the 2040 Build Year. A summary of the results is provided in **Tables 1** and **2**, respectively.

Table 1: Design Year (2041) Results ("Analysis 1" Scenario)

Software	Approach	Road	AM Peak Hour			PM Peak Hour		
			V/C	Delay (s)	LOS	V/C	Delay (s)	LOS
Arcady	SB	Mallory Ln	0.19	2.6	A	0.58	5.3	A
	EB	Liberty Pike	0.56	4.2	A	0.73	9.8	A
	NB	Royal Oaks Blvd	0.47	4.8	A	0.61	6.6	A
	WB	Liberty Pike	0.52	5.0	A	0.69	7.6	A
	Overall		-	**4.2**	**A**	-	**7.05**	**A**
SIDRA	SB	Mallory Ln	0.25	7.3	A	0.86	33.7	D
	EB	Liberty Pike	0.61	13.2	B	1.07	N/A	F
	NB	Royal Oaks Blvd	0.68	24.9	C	0.86	42.0	E
	WB	Liberty Pike	0.71	25.0	D	0.94	N/A	F
	Overall		-	**17.6**	**C**	-	**52.3**	**F**

Table 2: Design Year (2040) Results ("Analysis 2" Scenario)

Software	Approach	Road	AM Peak Hour			PM Peak Hour		
			V/C	Delay (s)	LOS	V/C	Delay (s)	LOS
Arcady	SB	Mallory Ln	0.27	2.8	A	0.83	14.4	B
	EB	Liberty Pike	0.78	9.0	A	1.09	151.5	F
	NB	Royal Oaks Blvd	0.76	13.1	B	0.85	17.9	C
	WB	Liberty Pike	0.59	7.3	A	0.93	32.9	D
SIDRA	SB	Mallory Ln	0.19	4.6	A	0.67	14.4	B
	EB	Liberty Pike	0.67	13.6	B	1.04	67.2	F
	NB	Royal Oaks Blvd	0.68	21.7	C	0.90	43.7	E
	WB	Liberty Pike	0.54	15.7	C	0.96	55.5	F

3. 2025 TRAFFIC STUDY

This section presents the updated traffic analysis results based on traffic counts from 2025, revised growth rate projections and for the Future Year of 2050. It must be noted that the 2020 Traffic Study evaluated 2040/2041 scenarios, however, based on feedback from the city, it was determined that a Future Year of 2050 for the 2025 Traffic Study is appropriate, to ensure a 20-year design life.

3.1 Peak Hour Traffic Volume Development

The data collection effort included the collection of 13-hour turning movement counts at the study intersections. Turning movement counts were collected on April 22nd (Tuesday), 2025, when schools were in session.

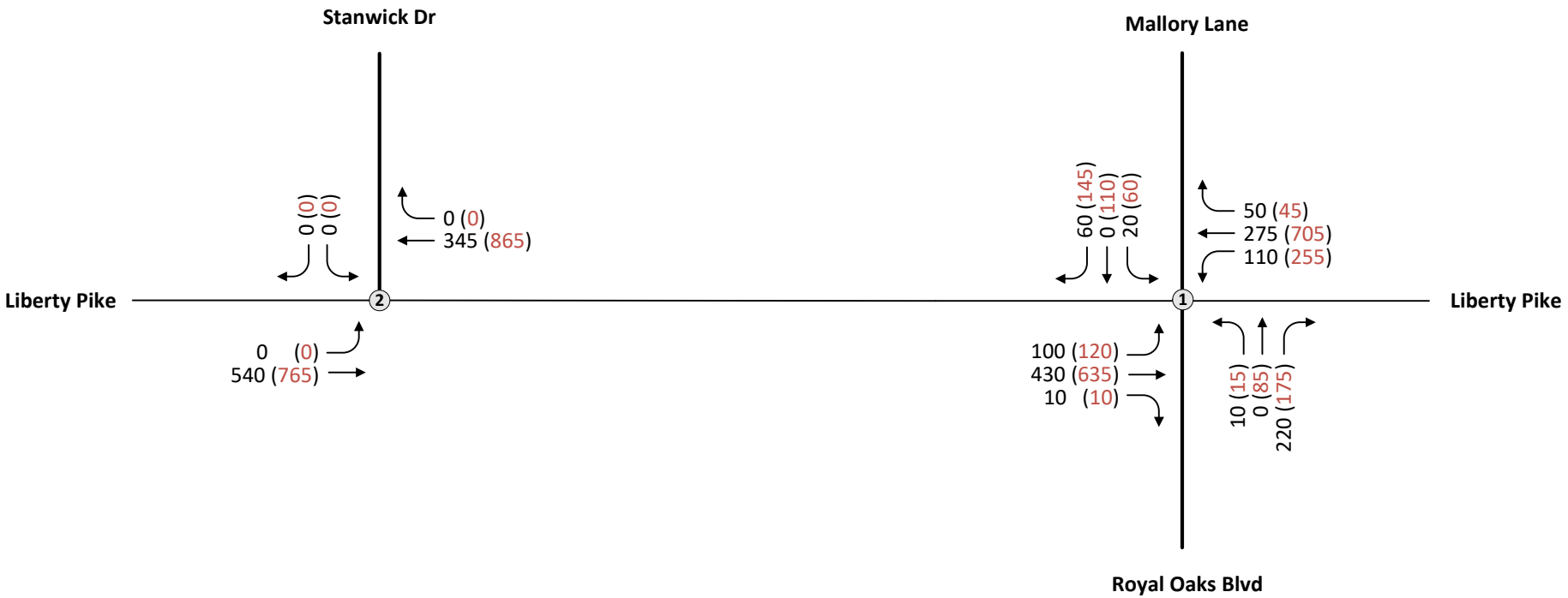
The Future Year growth rates were based on historic AADT, outputs from the Greater Nashville Regional Council (GNRC) model, and feedback from the city. An additional consideration was a set of traffic volumes the city provided (from the Cool Springs Transportation Study) which captured some of the planned developments in the area. The recommended growth rates and the justification is provided in **Table 3**.

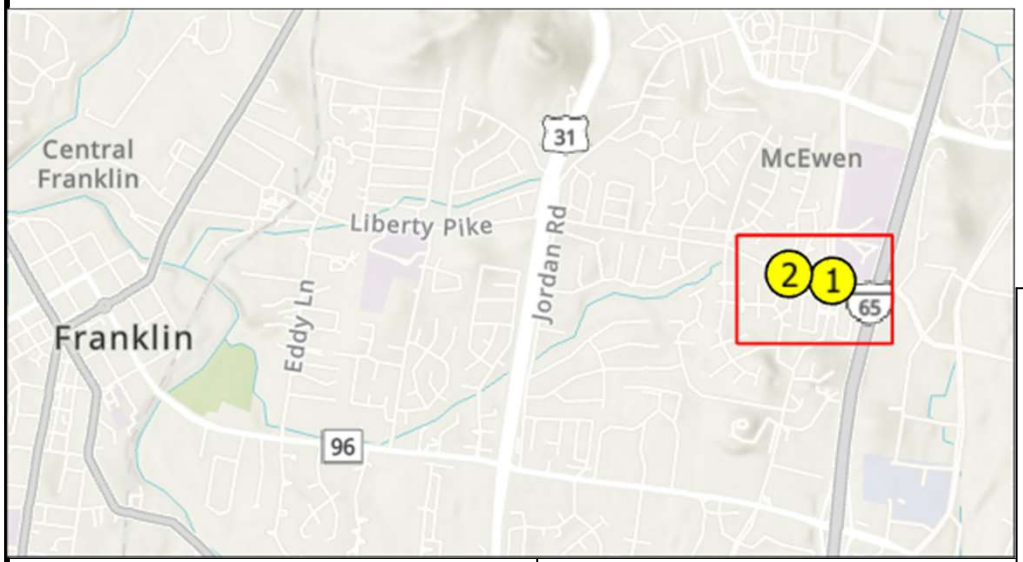
The traffic volumes provided by the city capturing some of the planned developments in the area, which would be applied after the 2025 traffic is grown to 2050 (using background growth rates) are shown in **Figure 2.**

Table 3: Growth Rates

Street	Location	Historical 2002-2022 CAGR	Historical 2012-2022 CAGR	Historical 2019-2024 CAGR	GRNC Model 2017-2045	Recommended Growth Rates	Justification
Liberty Pike	West of Mallory Ln	1.4%	1.2%	0.6%	2.1%	**0.5%**	Additional development-related volumes account for majority of the anticipated growth. Hence, a moderate GR of 0.5% was used.
Liberty Pike	East of Mallory Ln	-	-	-	3.3%	**0.5%**	
Mallory Ln	N of Liberty Pike	-	-	-	2.4%	**2.0%**	Based on travel demand model outputs and feedback from the city.
N. Royal Oaks Blvd	S of Liberty Pike	0.3%	-0.6%	1.0%	2.7%	**2.0%**	
Stanwick Drive	N of Liberty Pike	-	-	-	-	**0.3%**	

Future Year (2050) peak hour volumes were developed by applying the recommended growth rates to the 2025 balanced base year peak hour volumes using a compound annual growth rate (CAGR) method. The planned development volumes from Figure 2 were then added. Peak hour traffic volumes for the 2025 Base Year No-Build, 2040 Interim Year Build and 2050 Future Year Build scenarios are presented in **Figures 3, 4,** and **5,** respectively.





LOCATION: Liberty Pike, Franklin, TN	**PROJECT:** Mallory Lane at Liberty Pike
DATE: JUNE 2025	**PREPARED BY:** RK&K

LEGEND

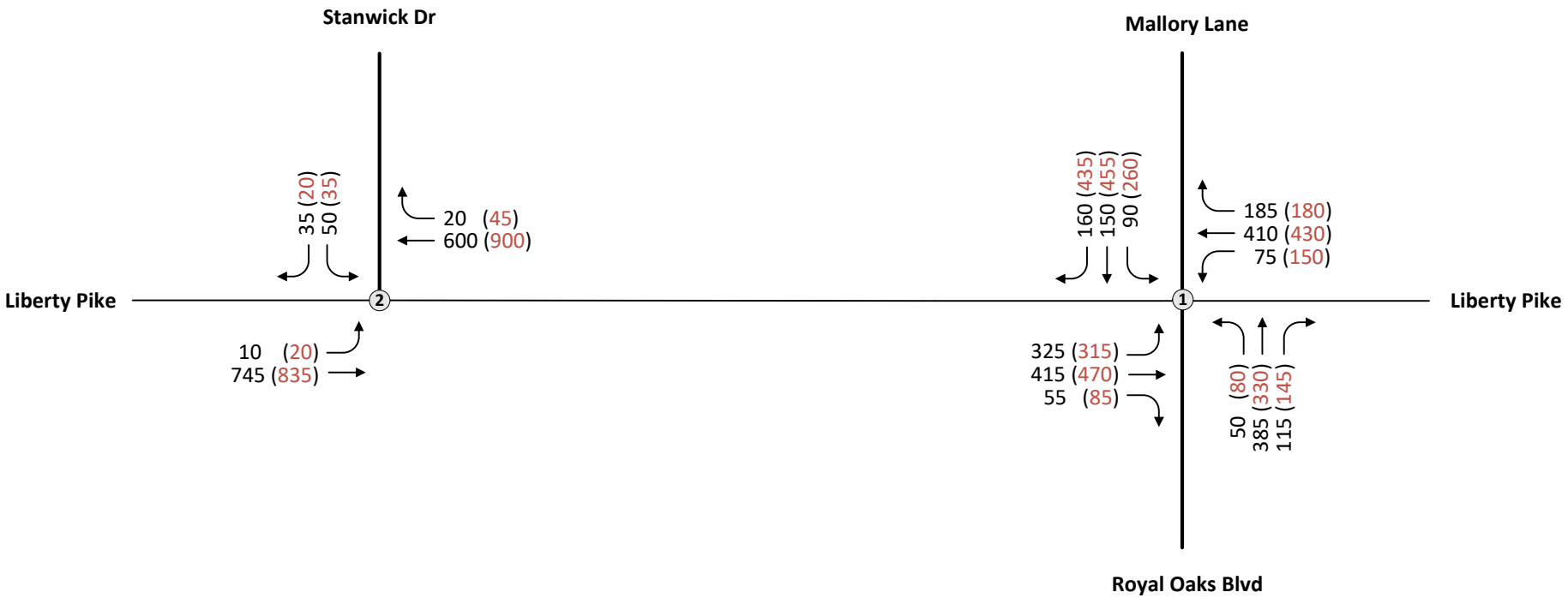
- (#) Intersection Number
- Roadway
- ##(##) AM/PM Peak Hour Volumes
- Movement Direction

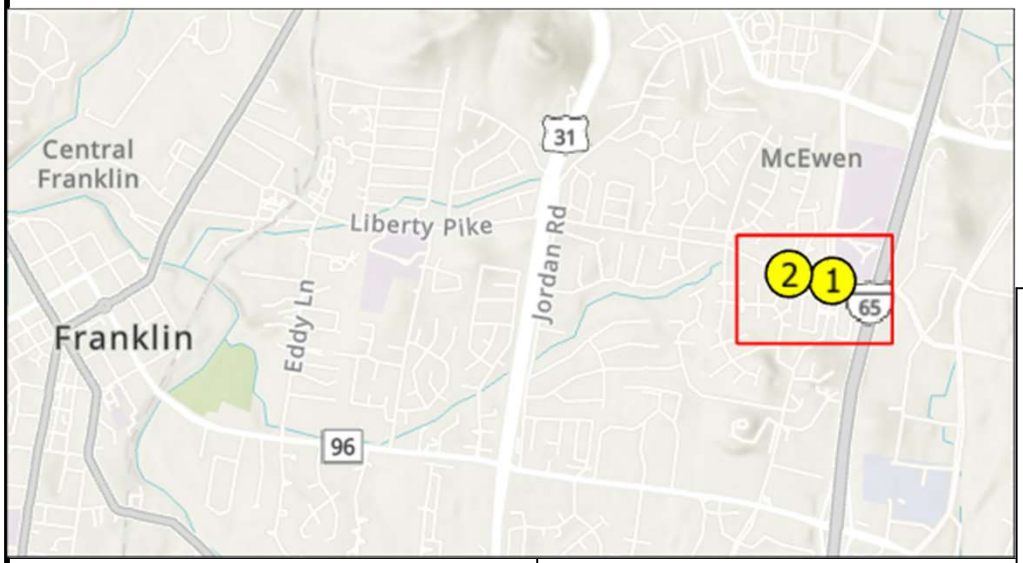
2050

PEAK HOUR TRAFFIC

Development Trips (Cool Springs Transportation Study)

Figure 2





LOCATION: Liberty Pike, Franklin, TN	**PROJECT:** Mallory Lane at Liberty Pike
DATE: JUNE 2025	**PREPARED BY:** RK&K

L E G E N D

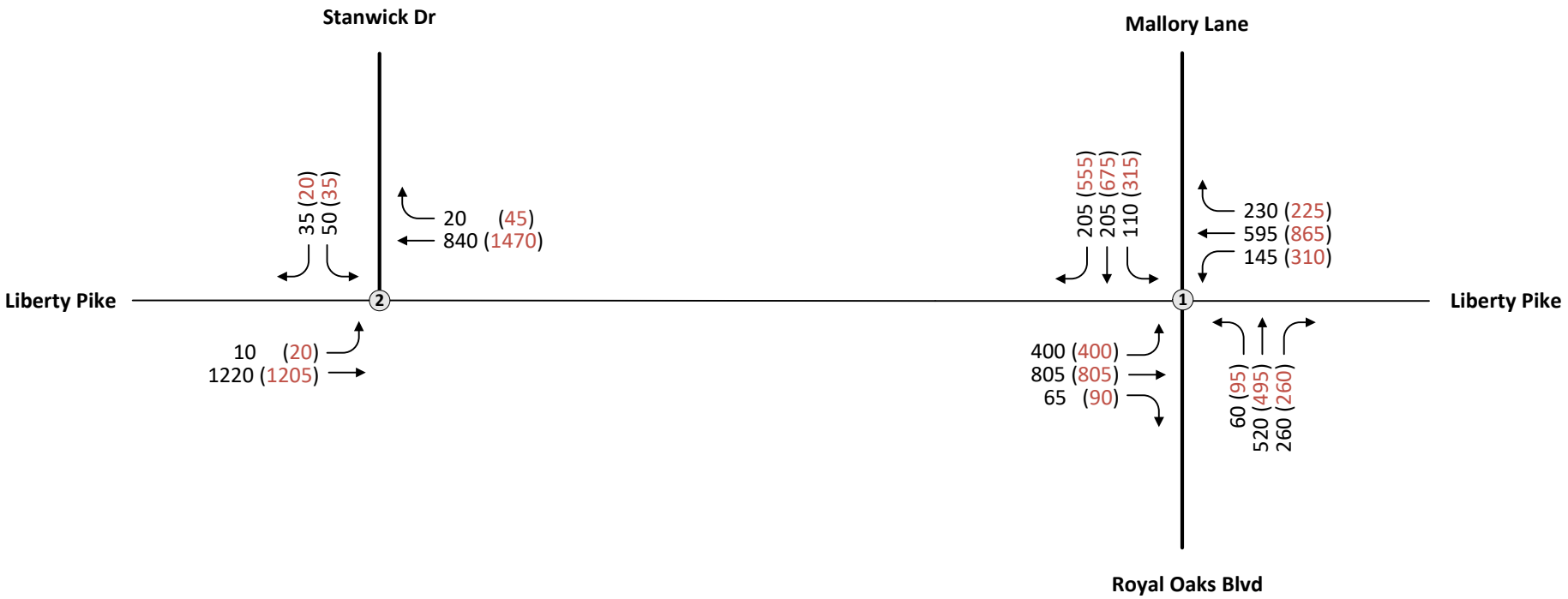
- (#) Intersection Number
- Roadway
- ##(##) AM/PM Peak Hour Volumes
- Movement Direction

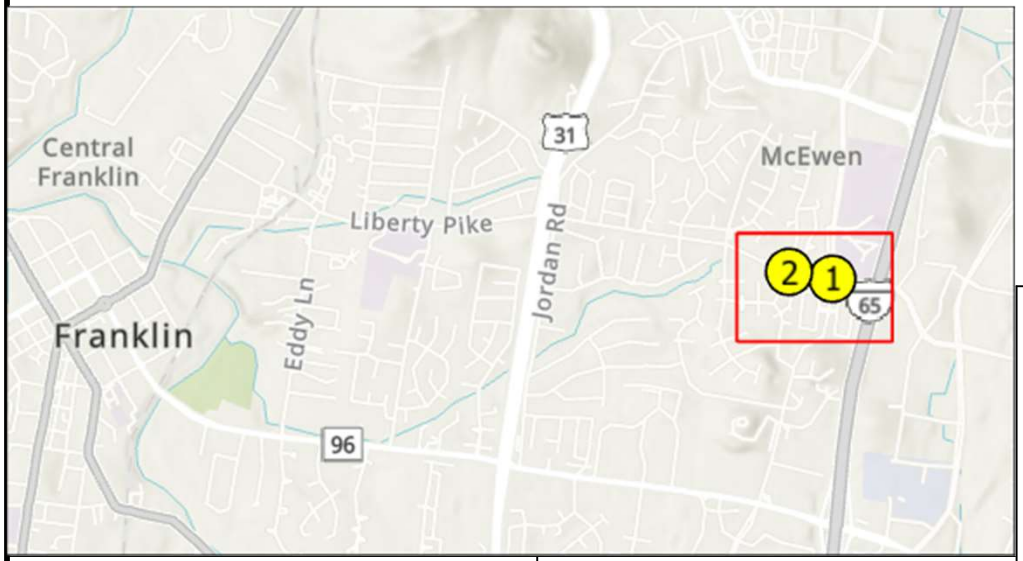
2025

PEAK HOUR TRAFFIC

BASE YEAR NO-BUILD

Figure 3





LOCATION: Liberty Pike, Franklin, TN	**PROJECT:** Mallory Lane at Liberty Pike
DATE: MAY 2025	**PREPARED BY:** RK&K

L E G E N D

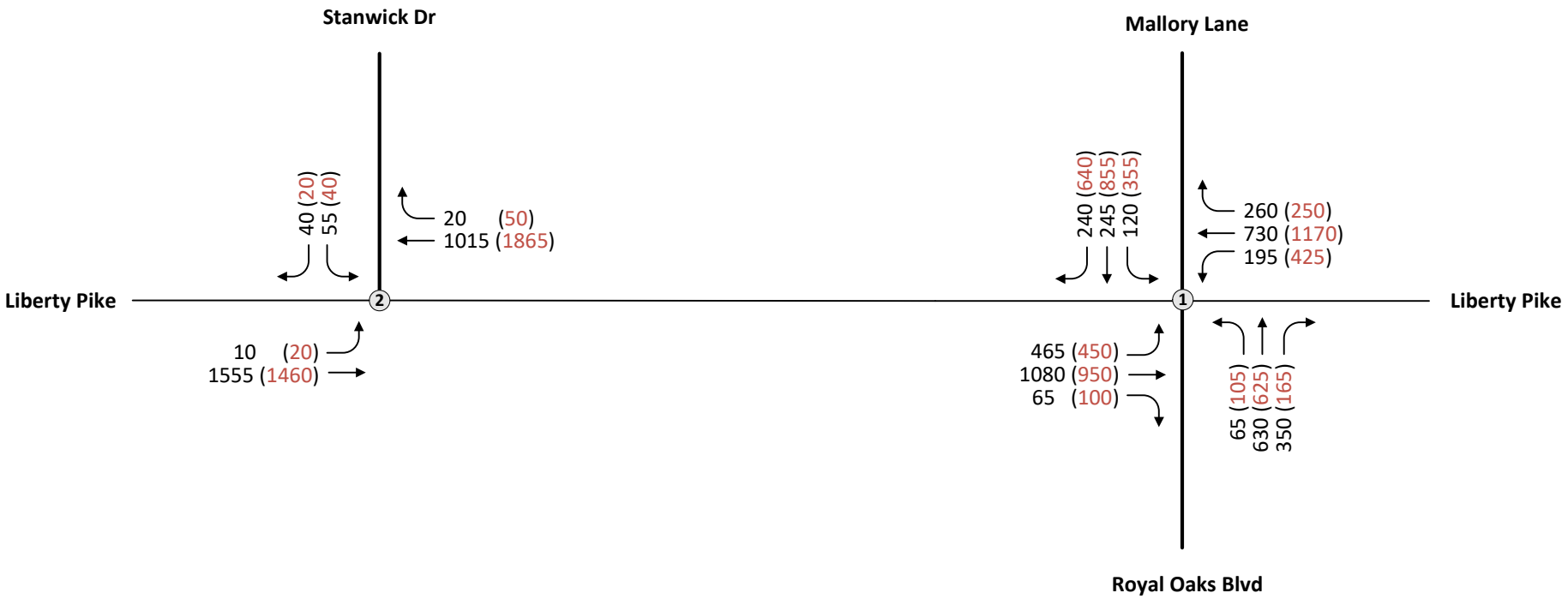
- (#) Intersection Number
- Roadway
- ##(##) AM/PM Peak Hour Volumes
- Movement Direction

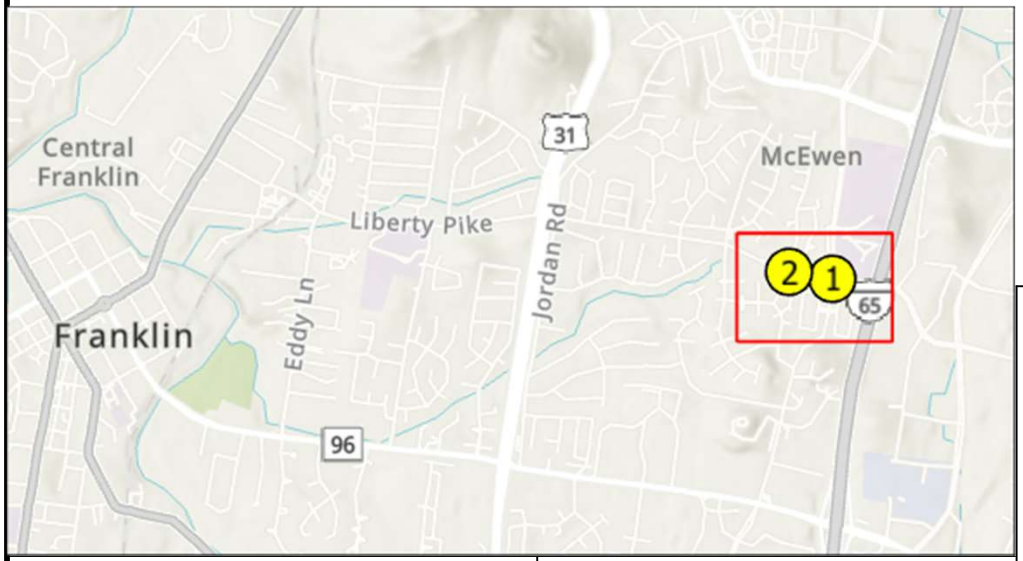
2040

PEAK HOUR TRAFFIC

INTERIM YEAR NO-BUILD

Figure 4





LOCATION: Liberty Pike, Franklin, TN	**PROJECT:** Mallory Lane at Liberty Pike
DATE: MAY 2025	**PREPARED BY:** RK&K

L E G E N D

- (#) Intersection Number
- Roadway
- ##(##) AM/PM Peak Hour Volumes
- Movement Direction

2050

PEAK HOUR TRAFFIC

FUTURE YEAR NO-BUILD

Figure 5

3.2 Traffic Volume Comparison (2020 versus 2025 Traffic Study)

This section presents the traffic volume comparison from the 2020 Traffic Study and this study (2025 Traffic Study). The scenarios that were compared with the volumes developed as part of the 2025 Traffic Study are as follows:

- SIDRA full 100% development (Provided by the city, and these numbers differ from "Analysis 1" and "Analysis 2" scenarios)
- Analysis 1 – 2021 No-Build Volumes and 2041 Build Volumes (2020 Traffic Study)
- Analysis 2 – 2020 No-Build Volumes and 2040 Build Volumes (2020 Traffic Study)

To compare the volumes from "Analysis 1" and "Analysis 2" scenarios to the 2025 Traffic Study, both sets of volumes were projected to the year 2025 (backtracked based on 2030 and 2040 volumes). Comparing the "Analysis 1" and "Analysis 2" volumes to the 2025 Traffic Study showed that the three set of volumes are similar with variations generally less than ten percent.

In order to compare the 2050 volumes, "Analysis 1" and "Analysis 2" volumes were projected to 2050 with a 1% growth rate (from 2040/2041 to 2050), while the 2025 Traffic Study used the methodology specified in section 3.1. The volumes from the 2025 Traffic Study are mostly larger than "Analysis 1" and mostly smaller than "Analysis 2" volumes in 2050, except for the eastbound through and westbound approach volumes. The differences in volumes can be attributed to the differing growth rates. However, traffic volumes from the 2025 Traffic Study fall in between "Analysis 1" and "Analysis 2" scenario volumes.

3.3 Traffic Analysis

Intersection capacity analyses were performed using methodologies consistent with the Highway Capacity Manual (HCM) guidelines and the software program *Synchro* (Version 11.1, Build 2, Revision 9), for the study intersection. *SimTraffic* was utilized to perform queuing analysis, and the results were based on an average of 10 simulation runs. The analysis of roundabouts was performed utilizing *SIDRA* (version 9.1).

The measures of effectiveness (MOEs) used to evaluate the operational performance of the study intersection include the average intersection delay per vehicle, maximum queue length, and Level of Service (LOS). The HCM module within *Synchro* was utilized to report intersection delay and LOS. Delay, LOS, queue lengths, and volume to capacity ratio (v/c) from *SIDRA* were the measures of effectiveness (MOEs) utilized to evaluate roundabouts.

3.3.1 No-Build Analysis

Base Year (2025) No-Build

The delay and queuing results for the Base Year (2025) No-Build condition are summarized in **Table 4**. The results indicate that the Liberty Pike at Royal Oaks Boulevard/Mallory Lane intersection operates at an overall LOS C in the AM peak hour and LOS D in the PM peak hour. All approaches and movements operate at LOS D or better in both peak hours except for the southbound through movement in the PM peak hour which operates at LOS E. The queuing results indicate that under Existing Conditions, along N. Royal Oaks Drive (NB) in the AM peak hour, 95th percentile queue lengths are approximately 665 ft. Along Liberty Pike (EB/WB) and Mallory Lane (SB) in the PM peak hour, 95th percentile queue lengths are recorded to be above 500 ft.

Liberty Pike at Stanwick Drive operates at an overall LOS A in both peak hours. All movements operate at a LOS C or better in both peak hours. *SimTraffic* shows minimal (less than 100 feet) queueing, with all 95th percentile queue lengths recorded to be less than 100 ft.

Future Year (2050) No-Build

The delay and queuing results for the 2050 No-Build conditions are summarized in **Table 5**. The results indicate that the Liberty Pike at Royal Oaks Boulevard/Mallory Lane is expected to fail (LOS F) under No-Build conditions. The intersection is expected to operate at an overall LOS F in both peak hours with all approaches expected to operate at LOS E or worse in both peak hours. The queueing results indicate that 95th percentile queue lengths would exceed 5,000 feet, spilling back to upstream intersections along multiple approaches in both peak hours.

Liberty Pike at Stanwick Drive is expected to operate at LOS F for at least one of the minor street movements in both peak hours. *SimTraffic results* show queuing in both peak hours along the eastbound and southbound approaches due to traffic spilling back from Liberty Pike at Royal Oaks Boulevard/Mallory Lane intersection.

Table 4: Base Year (2025) No-Build Condition Analysis Results

Intersection	Approach	Movement	Volume to Capacity Ratio (V/C)		Delay (s/veh)		LOS		SimTraffic 95th Percentile Queue Length (ft.)	
			AM	PM	AM	PM	AM	PM	AM	PM
Liberty Pike at Mallory Lane (Traffic Signal)	EB	EBL	0.67	0.80	15.8	30.4	B	C	250	305
		EBTR	0.58	0.76	20.3	35.8	C	D	365	535
		Approach	-	-	18.5	33.8	B	C	-	-
	WB	WBL	0.18	0.53	15.3	26.2	B	C	135	310
		WBT	0.52	0.70	24.1	38.6	C	D	345	665
		WBR	0.28	0.35	20.1	29.5	C	C	90	135
		Approach	-	-	22.0	34.0	C	C	-	-
	NB	NBL	0.24	0.46	36.7	37.3	D	D	125	145
		NBT	0.80	0.47	49.1	41.4	D	D	665	465
		NBR	0.00	0.00	0.0	0.0	A	A	120	320
		Approach	-	-	47.6	40.6	D	D	-	-
	SB	SBL	0.55	0.65	37.9	32.5	D	C	170	545
		SBT	0.65	0.91	44.1	58.0	D	E	85	245
		SBR	0.47	0.70	30.9	30.8	C	C	0	0
		Approach	-	-	37.4	41.9	D	D	-	-
	Overall		-	-	28.7	37.6	C	D	-	-
Liberty Pike at Stanwick Drive (Unsignalized)	EB	EBL	0.01	0.03	9.3	11.0	A	B	25	40
		EBT/R	0.52	0.51	0.0	0.0	A	A	70	30
	WB	WBT/R	0.41	0.57	0.0	0.0	A	A	75	5
	SB	SBL	0.20	0.17	19.6	22.3	C	C	0	75
		SBR	0.09	0.08	13.6	18.0	B	C	0	70

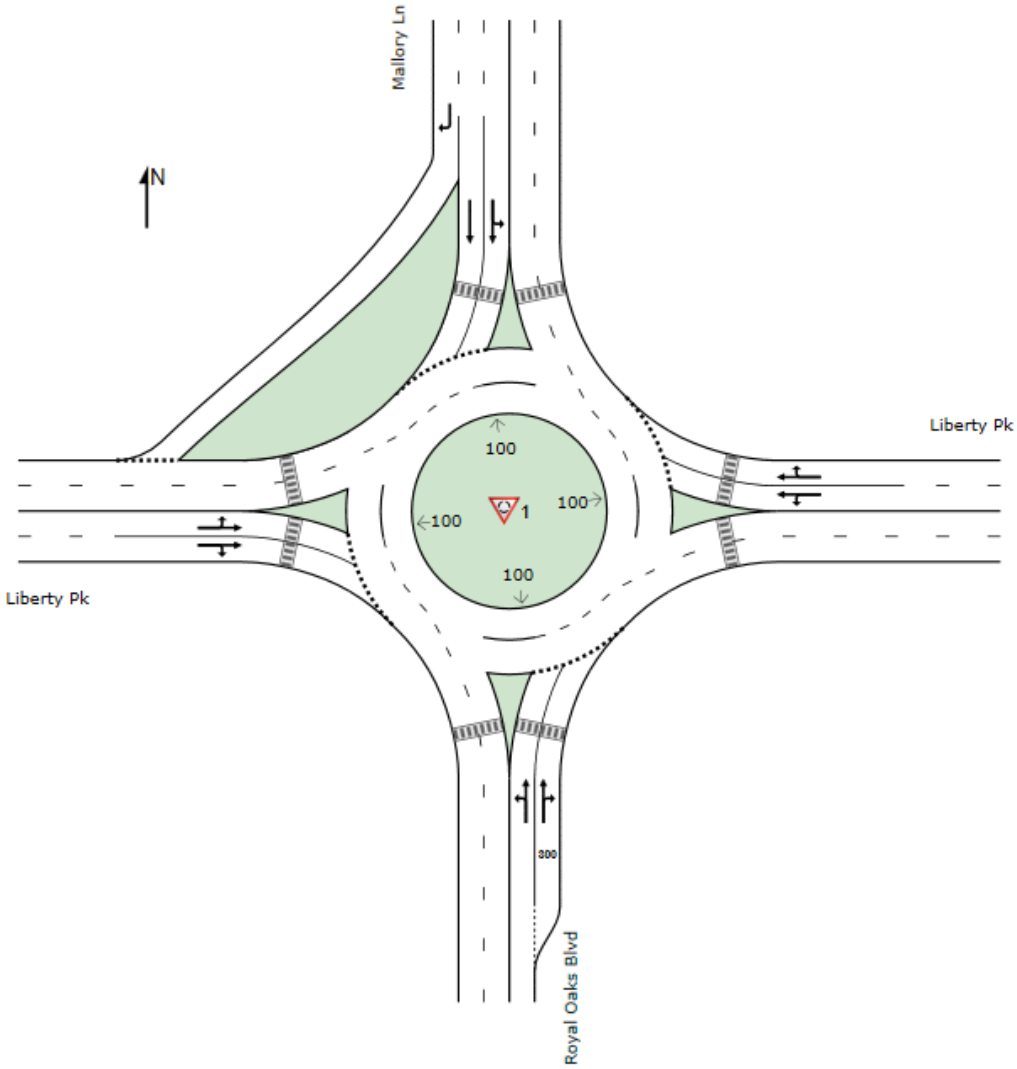
Table 5: Future Year (2050) No-Build Condition Analysis Results

Intersection	Approach	Movement	Volume to Capacity Ratio (V/C)		Delay (s/veh)		LOS		SimTraffic 95th Percentile Queue Length (ft.)	
			AM	PM	AM	PM	AM	PM	AM	PM
Liberty Pike at Mallory Lane (Traffic Signal)	EB	EBL	1.53	1.71	299.3	387.8	F	F	290	300
		EBTR	1.41	1.49	225.2	271.5	F	F	740	720
		Approach	-	-	246.6	306.4	F	F	-	-
	WB	WBL	1.23	1.69	185.8	376.5	F	F	370	345
		WBT	1.01	1.70	75.2	365.8	E	F	2,595	5,070
		WBR	0.42	0.43	31.2	34.7	C	C	1,890	5,195
		Approach	-	-	83.7	323.4	F	F	-	-
	NB	NBL	0.43	0.83	42.9	79.2	D	E	105	130
		NBT	0.92	0.76	67.7	57.2	E	E	4,995	4,930
		NBR	0.00	0.00	0.0	0.0	A	A	130	140
		Approach	-	-	65.4	60.3	E	E	-	-
	SB	SBL	1.12	1.35	156.2	223.5	F	F	240	345
		SBT	0.87	1.66	68.7	357.4	E	F	355	5,160
		SBR	0.57	1.02	33.7	84.3	C	F	200	5,210
		Approach	-	-	72.2	237.3	E	F	-	-
	Overall		-	-	142.8	260.5	F	F	-	-
Liberty Pike at Stanwick Drive (Unsignalized)	EB	EBL	0.02	0.07	11.2	18.2	B	C	50	70
		EBT/R	0.00	0.00	0.0	0.0	A	A	5,680	5,560
	WB	WBT/R	0.00	0.00	0.0	0.0	A	A	0	5
	SB	SBL	0.76	0.73	121.5	143.7	F	F	110	105
		SBR	0.21	0.31	24.2	68.6	C	F	1,415	1,320

3.3.2 Build Alternative 1 - Roundabout

The analysis of roundabouts was performed utilizing *SIDRA* (version 9.1). Delay, LOS, queue lengths, and volume to capacity ratio (v/c) from *SIDRA* were the measures of effectiveness (MOEs) utilized to evaluate the roundabouts. The lane configuration of the roundabout is presented in **Figure 6**.

Figure 6: Build Alternative 1 – Roundabout Lane Configuration



Base Year (2025) Build Conditions – Alternative 1 Roundabout

The delay and queuing results for the Base Year Build condition are summarized in **Table 6**. The results indicate that the Liberty Pike at Royal Oaks Boulevard/Mallory Lane is expected to operate at LOS A in both peak hours with all movements operating at LOS B or better. The v/c for all movements is under 0.85 in both peak hours. The queueing results indicate that under Existing Conditions, the largest 95th percentile queue lengths recorded were along Liberty Pike (EB) with an expected 95th percentile queue of 135 ft.

Liberty Pike at Stanwick Drive operates at an overall LOS A in both peak hours. All movements also operate at a LOS A in both peak hours with a v/c ratio less than 0.85 for all approaches. The 95th percentile queue lengths are expected to be within 100 feet for all movements/approaches during both peak hours.

FHWA Guidance on Roundabout Capacity

Based on Federal Highway Administration (FHWA) guidelines on roundabouts, it is recommended that roundabouts should be designed to operate at no more than 85 percent capacity (or a v/c ratio of 0.85). Above this 85% threshold, delays and queues at the roundabout approaches can start to vary significantly. Additionally, the FHWA provides figures on the maximum capacity for both one-lane and two-lane roundabouts. A typical one-lane roundabout has a capacity of 1,800 vehicles/hour while a two-lane roundabout has a capacity of 3,400 vehicles/hour. As a comparison, based on the Future Year (2050) traffic volumes, the demand at the proposed roundabout at Liberty Pike at Royal Oaks Boulevard/Mallory Lane is projected to be 4,445 and 6,265 vehicles in the AM and PM peak hours, respectively.

Future Year (2050) Build Conditions – Alternative 1 Roundabout

The delay and queuing results for the 2050 scenario is summarized in **Table 7**. The results indicate that the proposed roundabout at Liberty Pike at Royal Oaks Boulevard/Mallory Lane is expected to fail with overall LOS F in both peak hours. The overall v/c ratio exceeds 1.75 and 2.00 in the AM and PM peak hours, respectively, which is more than twice the recommended v/c ratio based on FHWA guidance. The queueing results indicate that 95th percentile queue lengths would exceed over 2,400 ft in the AM peak hour along the northbound approach and over 3,500 ft in the PM peak hour along the eastbound and westbound approaches.

Liberty Pike at Stanwick Drive is expected to continue to operate at an overall LOS A in both peak hours with all individual movements expected to operate at LOS C or better and a v/c ratio less than 0.85 for all approaches. It must however be noted that the roundabout analysis does not take into consideration the queueing and traffic operations at adjacent intersections. Any spillback from the intersection of Liberty Pike at Royal Oaks Boulevard/Mallory Lane will have a negative impact on operations of the roundabout at Liberty Pike at Stanwick Drive. The queueing results indicate that 95th percentile queue lengths in the AM peak hour is expected to be 2120ft along the eastbound approach and 249 ft along the westbound approach in the PM peak hour.

Failure Year Analysis – Alternative 1 Roundabout

Given the proposed roundabout at Liberty Pike at N. Royal Oaks Boulevard/Mallory Lane shows failing operations under 2050 conditions, a failure year analysis was conducted to determine the year in which the roundabout would no longer be able to operate effectively. For this analysis, it was assumed that the proposed development volume grew linearly from 2025 to 2050, for interpolating the traffic volumes.

Based on FHWA guidance, a v/c ratio of under 0.85 is preferred, but for the failure year analysis, a v/c ratio greater than 1.00 was considered as failing. In the AM peak hour, the roundabout is expected to fail in the year 2035 with a v/c ratio of 1.03. In the PM peak hour, the roundabout is expected to fail in the year 2033with a v/c ratio of 1.08.

Table 6: Base Year (2025) Build Condition Analysis Results – Alternative 1 Roundabout

Intersection	Approach	Movement	Volume to Capacity Ratio (V/C)		Delay (s/veh)		LOS		SimTraffic 95th Percentile Queue Length (ft.)	
			AM	PM	AM	PM	AM	PM	AM	PM
Liberty Pike at Mallory Lane (Roundabout)	EB	EBL	0.52	0.70	12.9	17.9	B	B	85	130
		EBT	0.52	0.70	7.1	11.7	A	B	85	135
		EBR	0.52	0.70	7.1	11.5	A	B	85	135
		Approach	0.52	0.70	9.5	13.9	A	B	85	135
	WB	WBL	0.55	0.58	16.7	16.0	B	B	90	100
		WBT	0.55	0.58	10.8	10.1	B	B	90	105
		WBR	0.55	0.58	10.5	9.9	B	A	90	105
		Approach	0.55	0.58	11.4	11.2	B	B	90	105
	NB	NBL	0.52	0.53	13.6	14.4	B	B	80	80
		NBT	0.52	0.53	7.9	8.6	A	A	80	85
		NBR	0.52	0.53	8.2	8.8	A	A	80	85
		Approach	0.52	0.53	8.5	9.5	A	A	80	85
	SB	SBL	0.19	0.44	12.1	13.3	B	B	25	65
		SBT	0.19	0.44	5.9	6.8	A	A	25	65
		SBR	0.22	0.26	5.6	5.6	A	A	30	35
		Approach	0.22	0.44	7.2	8.2	A	A	30	65
	Overall		0.55	0.70	9.3	10.7	A	B	90	135
Liberty Pike at Stanwick Drive (Roundabout)	EB	EBL	0.35	0.34	6.0	5.7	A	A	50	45
		EBT	0.35	0.34	5.9	5.6	A	A	50	45
		Approach	0.35	0.34	5.9	5.6	A	A	50	45
	WB	WBT	0.27	0.37	4.5	5.5	A	A	30	55
		WBR	0.27	0.37	4.4	5.4	A	A	30	50
		Approach	0.27	0.37	4.5	5.5	A	A	30	55
	SB	SBL	0.14	0.11	6.3	7.5	A	A	15	10
		SBR	0.14	0.11	6.3	7.5	A	A	15	10
		Approach	0.14	0.11	6.3	7.5	A	A	15	10
	Overall		0.35	0.37	5.4	5.6	A	A	50	55

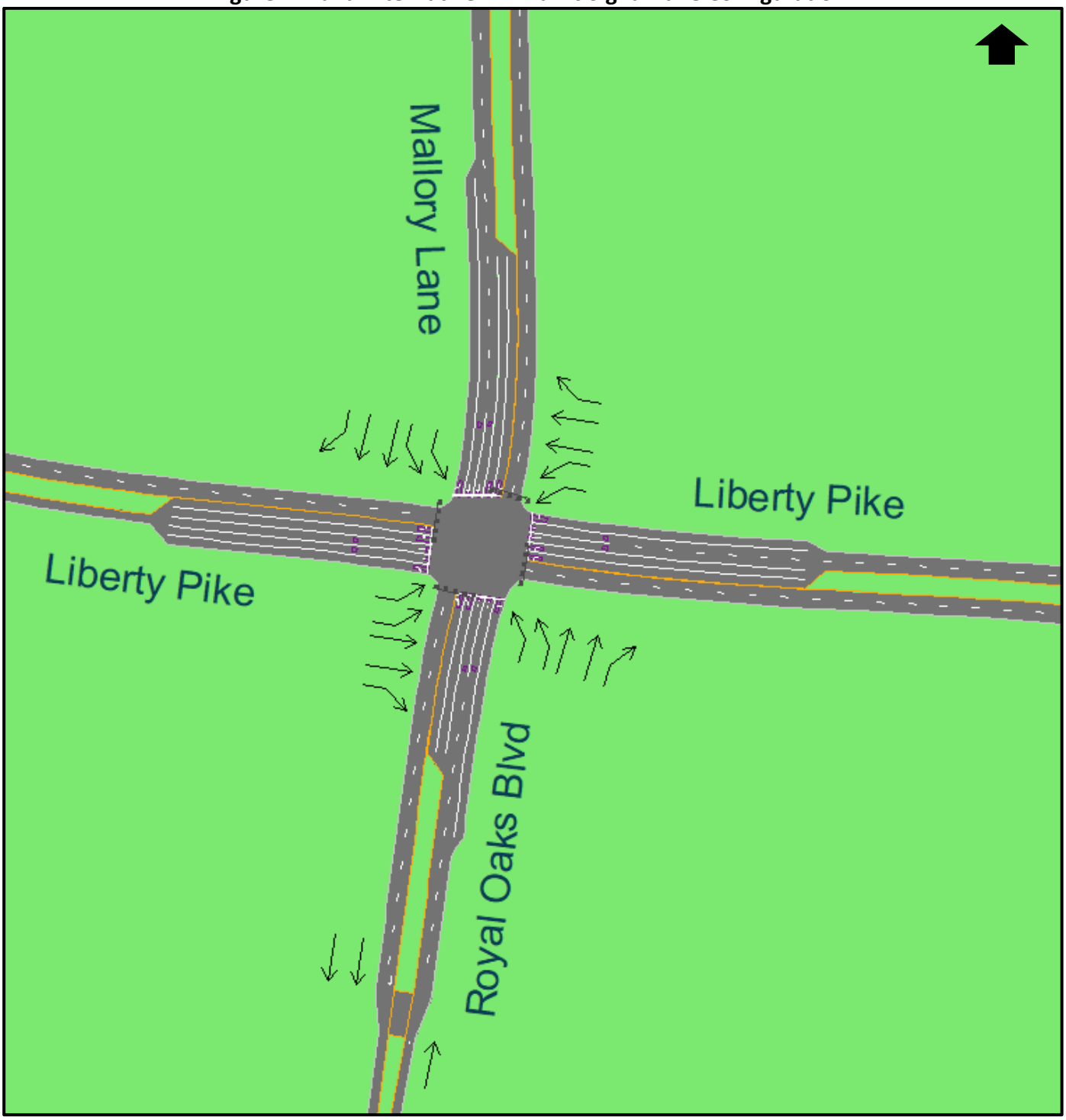
Table 7: Future Year (2050) Build Condition Analysis Results – Alternative 1 Roundabout

Intersection	Approach	Movement	Volume to Capacity Ratio (V/C)		Delay (s/veh)		LOS		SimTraffic 95th Percentile Queue Length (ft.)	
			AM	PM	AM	PM	AM	PM	AM	PM
Liberty Pike at Mallory Lane (Roundabout)	EB	EBL	1.35	2.02	176.9	475.3	F	F	2,170	2,995
		EBT	1.35	2.02	170.9	468.8	F	F	2,255	3,525
		EBR	1.35	2.02	170.7	468.5	F	F	2,255	3,525
		Approach	1.35	2.02	172.6	470.7	F	F	2,255	3,525
	WB	WBL	0.99	1.75	43.1	357.9	D	F	495	3,495
		WBT	0.99	1.75	36.8	351.8	D	F	510	3,735
		WBR	0.99	1.75	36.3	351.5	D	F	510	3,735
		Approach	0.99	1.75	37.7	352.6	D	F	510	3,735
	NB	NBL	1.77	1.06	363.4	59.9	F	E	2,010	565
		NBT	1.77	1.06	357.5	53.9	F	D	2,410	610
		NBR	1.77	1.06	357.0	53.4	F	D	2,410	610
		Approach	1.77	1.06	357.7	54.3	F	D	2,410	610
	SB	SBL	0.43	0.96	15.0	34.4	B	C	65	370
		SBT	0.43	0.96	8.1	26.0	A	C	70	425
		SBR	0.43	0.80	6.9	11.3	A	B	65	210
		Approach	0.43	0.96	9.0	22.5	A	C	70	425
	Overall		1.766	2.015	155.0	232.7	F	F	2,410	3,735
Liberty Pike at Stanwick Drive (Roundabout)	EB	EBL	0.74	0.59	12.8	8.9	B	A	220	125
		EBT	0.74	0.59	12.6	8.8	B	A	220	125
		Approach	0.74	0.59	12.6	8.8	B	A	220	125
	WB	WBT	0.45	0.74	5.9	9.9	A	A	75	250
		WBR	0.45	0.74	5.8	9.7	A	A	70	240
		Approach	0.45	0.74	5.9	9.9	A	A	75	250
	SB	SBL	0.25	0.33	11.1	25.0	B	C	20	25
		SBR	0.25	0.33	11.1	25.0	B	C	20	25
		Approach	0.25	0.33	11.1	25.0	B	C	20	25
	Overall		0.74	0.74	10.0	9.7	A	A	220	250

3.3.3 Build Alternative 2 – Traffic Signal with Additional Capacity

Under this alternative, the proposed improvements include dual left turn lanes, dual through lanes, and exclusive right turn lanes for all four of the intersection approaches along with a traffic signal. Liberty Pike at Stanwick Drive remains an unsignalized intersection with stop control for the Stanwick Drive approach. The lane configuration at Liberty Pike at N. Royal Oaks Boulevard/Mallory Lane is presented in **Figure 7**.

Figure 7: Build Alternative 2 – Traffic Signal Lane Configuration



Future Year (2050) Build Conditions – Alternative 2 Traffic Signal with Additional Capacity

The delay and queuing results for Alternative 2 (Traffic Signal) are summarized in **Table 8**. The results indicate that the Liberty Pike at Royal Oaks Boulevard/Mallory Lane would operate at an overall LOS C/E in the AM/PM peak hour, compared to LOS F/F (AM/PM) under 2050 No-Build conditions. The southbound approach is expected to operate at a LOS F in the PM peak hour, while all other approaches are expected to operate at LOS D or better. The queuing results indicate that the largest 95th percentile queues would occur along the westbound (850 feet) and southbound (1,025 feet) approaches in the PM peak hour. In addition to the Future Year 2050 analysis, an additional evaluation was performed for the 2040 scenario, and they are presented in **Appendix A**.

The proposed configuration for Build Alternative 2 (Traffic Signal) includes auxiliary through lanes (additional travel lanes that begin just before and/or end shortly after an intersection) for all four approaches. While northbound and eastbound auxiliary through lanes is expected to work acceptably since the receiving lanes continue several thousand feet beyond the intersection, the southbound and westbound auxiliary through lanes, as shown in the concept (provided by the city) are approximately 600 feet and 800 feet, respectively, before they terminate as right-only lanes. Auxiliary lanes shorter than 1,500 feet typically offer false capacity at the intersection, as the lane utilization is uneven, and fewer vehicles use the auxiliary through lane. The shorter auxiliary through lanes also introduces a "merge" condition, impacting safety performance. The uneven lane utilization in the southbound and westbound approaches are captured in SimTraffic simulations which show queue lengths exceeding 2,000 feet. A sensitivity test was performed where the receiving lanes were extended beyond 1,500 feet, and this mitigated the queueing along both approaches and provided the desired through capacity. For the purposes of reporting queue results, the scenario with extended receiving lanes was used since this would provide a like for like comparison with the results from Alternative 1 (roundabout). However, the auxiliary through lanes in the southbound and westbound directions should be closely monitored and as traffic volumes increase, extending the auxiliary through lanes beyond 1,500 feet should be considered.

The unsignalized intersection of Liberty Pike at Stanwick Drive is expected to operate the same as under 2050 No-Build conditions.

Table 8: Future Year 2050 Build Condition Analysis Results -Traffic Signal

Intersection	Approach	Movement	Volume to Capacity Ratio (V/C)		Delay (s/veh)		LOS		SimTraffic 95th Percentile Queue Length (ft.)	
			AM	PM	AM	PM	AM	PM	AM	PM
Liberty Pike at Mallory Lane (Traffic Signal)	EB	EBL	0.66	0.90	20.6	69.2	C	E	185	335
		EBT	0.80	0.76	32.5	37.4	C	D	315	460
		EBR	0.11	0.15	19.2	21.7	B	C	65	125
		Approach	-	-	28.5	45.9	C	D	-	-
	WB	WBL	0.47	0.89	24.9	66.1	C	E	100	430
		WBT	0.56	0.97	29.9	56.9	C	E	275	850
		WBR	0.44	0.36	29.1	21.2	C	C	155	465
		Approach	-	-	28.9	54.2	C	D	-	-
	NB	NBL	0.11	0.55	28.9	58.1	C	E	125	195
		NBT	0.77	0.88	44.4	58.4	D	E	280	365
		NBR	0.90	0.57	62.0	29.9	E	C	240	280
		Approach	-	-	49.3	49.3	D	D	-	-
	SB	SBL	0.41	1.01	31.9	101.9	C	F	80	380
		SBT	0.38	0.99	35.8	71.3	D	E	135	1,025
		SBR	0.58	1.05	30.4	84.8	C	F	120	510
		Approach	-	-	32.9	81.8	C	F	-	-
	Overall		-	-	34.1	59.6	C	E	-	-

4. ALTERNATIVES COMPARISON

A comparison of operational performance for the Future Year (2050) scenarios for No-Build, Build Alternative 1 (Roundabout), and Build Alternative 2 (Traffic Signal) is provided in this section.

The results show that at Liberty Pike and Royal Oaks Boulevard/Mallory Lane, Build Alternative 2 (Traffic Signal) operates under capacity with overall LOS E or better while Alternative 2 (Roundabout) is expected to fail with LOS F.

A comparison of delay (expressed in seconds per vehicle) and queuing (in feet) for the No-Build, Build Alternative 1 and Build Alternative 2 are presented in **Tables 10 and 11,** respectively**.**

Table 10: Future Year 2050 Scenario Comparison– Delay (seconds/vehicle)

Intersection	Approach	Movement	2050 No-Build Delay (sec/veh)		2050 Alternative 1 Roundabout Delay (sec/veh)		2050 Alternative 2 Traffic Signal w Additional Capacity Delay (sec/veh)	
			AM	PM	AM	PM	AM	PM
Liberty Pike at Mallory Lane	EB	EBL	299.3	387.8	176.9	475.3	20.6	69.2
		EBT	225.2	271.5	170.9	468.8	32.5	37.4
		EBR	N/A	N/A	170.7	468.5	19.2	21.7
		Approach	246.6	306.4	172.6	470.7	28.5	45.9
	WB	WBL	185.8	376.5	43.1	357.9	24.9	66.1
		WBT	75.2	365.8	36.8	351.8	29.9	56.9
		WBR	31.2	34.7	36.3	351.5	29.1	21.2
		Approach	83.7	323.4	37.7	352.6	28.9	54.2
	NB	NBL	42.9	79.2	363.4	59.9	28.9	58.1
		NBT	67.7	57.2	357.5	53.9	44.4	58.4
		NBR	0.0	0.0	357.0	53.4	62.0	29.9
		Approach	65.4	60.3	357.7	54.3	49.3	49.3
	SB	SBL	156.2	223.5	15.0	34.4	31.9	101.9
		SBT	68.7	357.4	8.1	26.0	35.8	71.3
		SBR	33.7	84.3	6.9	11.3	30.4	84.8
		Approach	72.2	237.3	9.0	22.5	32.9	81.8
	Overall		143	142.8	260.5	155.0	232.7	34.1
Liberty Pike at Stanwick Drive	EB	EBL	13.7	41.0	12.8	8.9	13.7	41.0
		EBT	0.0	0.0	12.6	8.8	0.0	0.0
	WB	WBT	0.0	0.0	5.9	9.9	0.0	0.0
		WBR	N/A	N/A	5.8	9.7	N/A	N/A
	SB	SBL	88.1	337.8	11.1	25.0	88.1	337.8
		SBR	30.3	321.4	11.1	25.0	30.3	321.4
	Overall		-	-	10.0	9.7	-	-

Note: Green cells indicate LOS A, B or C; yellow cells indicate LOS D, orange cells indicate LOS E and red cells indicate LOS F.

Table 11: Future Year 2050 Scenario Comparison - Queues

Intersection	Approach	Movement	SimTraffic 95th Percentile Queue Length (ft.)					
			2050 No-Build		2050 Alternative 1 Roundabout		2050 Alternative 2 Traffic Signal w Additional Capacity	
			AM	PM	AM	PM	AM	PM
Liberty Pike at Mallory Lane	EB	EBL	290	300	2,170	2,995	185.0	335.0
		EBT	740	720	2,255	3,525	315.0	460.0
		EBR	N/A	N/A	2255.00	3525.00	65.0	125.0
	WB	WBL	370	345	495	3,495	100.0	430.0
		WBT	2,595	5,070	510	3,735	275.0	850.0
		WBR	1,890	5,195	510	3,735	155.0	465.0
	NB	NBL	105	125	2,010	565	125.0	195.0
		NBT	4,995	4,930	2,410	610	280.0	365.0
		NBR	235	345	2,410	610	240.0	280.0
	SB	SBL	355	5,160	65	370	80.0	380.0
		SBT	200	5,210	70	425	135.0	1025.0
		SBR	0	0	65	210	120.0	510.0
Liberty Pike at Stanwick Drive	EB	EBL	50	70	220	125	50	70
		EBT	5,680	5,555	220	125	5,680	5,555
	WB	WBT	0	5	75.00	250.00	0	5
		WBR	N/A	N/A	70	240	N/A	N/A
	SB	SBL	110	105	20	25	110	105
		SBR	1415	1,320	20	25	1415	1,320

5. CONCLUSION

Background

RK&K was contracted by the City of Franklin to perform a traffic operational analysis to evaluate the intersection of Liberty Pike and N. Royal Oaks Boulevard/Mallory Lane and at Stanwick Drive in Williamson County, Tennessee. The purpose of this report is to provide an updated traffic analysis of the proposed improvements and compare the findings from 2020 Traffic Study.

The proposed improvements from the 2020 Traffic Study included the conversion of both the study intersections to a roundabout. The roundabout proposed at the intersection of Liberty Pike at Stanwick Drive is a three-leg roundabout with two-lane entries at both Liberty Pike approaches and a single-lane entry at the Stanwick Drive approach (also referred to as a 2x1 roundabout). The roundabout proposed at the intersection of Liberty Pike at Royal Oaks Boulevard/Mallory Lane is a four-leg dual lane roundabout with two-lane entries at all four approaches and a bypass lane for the southbound right turn movement.

In addition to the evaluation of the roundabout as proposed in the 2020 Traffic Study, this memorandum also presented the results for the traffic signal alternative at Liberty Pike and N. Royal Oaks Boulevard/Mallory Lane intersection. The proposed geometry for the traffic signal alternative matches the "full build-out" scenario evaluated in the 2020 Traffic Study, which included dual left turn lanes, dual through lanes, and exclusive right turn lanes for all four approaches.

Volume Development

The analysis presented in this memorandum were based on traffic counts from 2025. Growth rates were revised based on the GNRC travel demand model outputs and feedback from the city. The first step was to compare the traffic volumes from the 2020 Traffic Study with this study (2025 Traffic Study),while ensuring both sets of volumes were extrapolated/interpolated to the same Future Year of 2050 to provide a like for like comparison. The 2020 Traffic Study primarily included two sets of traffic volume scenarios, and upon comparison, it was determined that the projected volumes in this2025 Traffic Study showed Future Year (2050) traffic volumes to be generally in between the two sets of traffic volumes from the 2020 Traffic Study.

Build Alternative 1 - Roundabout

Traffic analysis results for Build Alternative 1 (Roundabout) show that the proposed roundabout at Liberty Pike and N. Royal Oaks Boulevard/Mallory Lane fails with LOS F in the Future Year of 2050. The overall volume to capacity (v/c) ratio exceeds 1.75 and 2.00 in the AM and PM peak hours, respectively, which is more than twice the recommended v/c ratio (which is 0.85) based on FHWA guidance. The queueing results indicate that maximum queues would exceed over 2,400 ft in the AM peak hour along the northbound approach and over 3,500 ft in the PM peak hour along the eastbound and westbound approaches. Based on FHWA guidance, the capacity of a two-lane roundabout is around 3,400 vehicles/hour. As a comparison, in the Future Year 2050 Build scenario, the proposed roundabout at Liberty Pike at Royal Oaks Boulevard/Mallory Lane is projected to serve 4,445 and 6,265 vehicles in the AM and PM peak hours, respectively. A failure year analysis was conducted to determine the year at which the proposed roundabout configuration would fail, and the results showed that in the AM peak hour, the roundabout begins to fail in the year 2035 while in the PM peak hour, the roundabout is projected to fail in 2033. These results are also generally in line with the results from the 2020 Traffic Study which showed failing LOS in the 2040/2041 scenarios.

Build Alternative 2 – Traffic Signal with Additional Capacity

Traffic analysis results for Build Alternative 2 (Traffic Signal) show that the proposed traffic signal alternative with additional capacity at Liberty Pike and N. Royal Oaks Boulevard/Mallory Lane operates at an overall LOS C/E in the AM/PM peak hour, compared to LOS F/F (AM/PM) under 2050 No-Build conditions. The southbound approach is expected to operate at a LOS F in the PM peak hour, while all other approaches are expected to operate at LOS D or better. The queuing results indicate that the largest 95th percentile queues would occur along the westbound (850 feet) and southbound (1,025 feet) approaches in the PM peak hour.

The proposed configuration for Build Alternative 2 (Traffic Signal) includes auxiliary through lanes (additional travel lanes that begin just before and/or end shortly after an intersection) for all four approaches. While northbound and eastbound auxiliary through lanes is expected to work acceptably since the receiving lanes continue past the intersection, the southbound and westbound auxiliary through lanes, as shown in the concept (provided by the city) are approximately 600 feet and 800 feet, respectively, before they terminate as right-only lanes. Auxiliary lanes shorter than 1,500 feet typically offer false capacity, as the lane utilization is uneven, and fewer vehicles use the auxiliary through lane. The shorter auxiliary through lanes also introduces a “merge” condition, impacting safety performance. The uneven lane utilization in the southbound and westbound approaches are captured in SimTraffic which show queue lengths exceeding 2,000 feet. A sensitivity test was performed where the receiving lanes were extended beyond 1,500 feet, and this mitigated the queueing along both approaches and provided the desired through capacity. For the purposes of reporting queue results, the scenario with extended receiving lanes was used since this would provide a like for like comparison with the results from Alternative 1 (roundabout). However, the auxiliary through lanes in the southbound and westbound directions should be closely monitored and as traffic volumes increase, extending the auxiliary through lanes should be considered.

The unsignalized intersection of Liberty Pike at Stanwick Drive is expected to experience LOS F conditions for the southbound approach due to lack of gaps, with the growth in traffic along Liberty Pike. The proposed roundabout evaluated as part of Alternative 1, or a traffic signal is expected to address any operational issues at this intersection.

APPENDIX A

Build Alternative 2 Traffic Signal - Interim Year (2040) Conditions

The delay and queuing results for the 2040 scenario for Build Alternative 2 (Traffic Signal) are summarized in **Table A1**. The results indicate that the Liberty Pike at Royal Oaks Boulevard/Mallory Lane would operate at an overall LOS C during the AM peak hour and LOS D during the PM peak hour. The southbound approach is expected to operate at a LOS E in the PM peak hour, while all other approaches are expected to operate at LOS D or better. The queueing results indicate that significant queuing would occur along the westbound approach in the PM peak hour. However, the 95th percentile queues is expected to be less than 1,600 ft, meaning that queuing would not spill back to the upstream signalized intersection of Liberty Pike and Carothers Parkway.

At the Liberty Pike and Stanwick Drive intersection, operational issues for the southbound approach would occur. The southbound left turn movement would be expected to operate at a LOS E in the AM peak hour and LOS F in the PM peak hour. The southbound right turn would be expected to operate at LOS F in the PM peak hour. These operational issues are a result of a lack of gaps in traffic due to the heavy volumes on Liberty Pike.

Table A1: Interim Year 2040 Analysis Results – Build Alternative 2 Traffic Signal

Intersection	Approach	Movement	V/C		Delay (s/veh)		LOS		SimTraffic 95th percentile Queue (ft.)	
			AM	PM	AM	PM	AM	PM	AM	PM
Liberty Pike at Mallory Lane	EB	EBL	0.49	0.65	15.2	21.8	B	C	140	205
		EBT	0.56	0.49	22.7	24.2	C	C	225	240
		EBR	0.10	0.13	16.6	19.6	B	B	40	55
		Approach	-	-	20.0	23.1	B	C	-	-
	WB	WBL	0.23	0.47	16.6	18.8	B	B	80	1,100
		WBT	0.41	0.62	22.6	28.3	C	C	270	1,575
		WBR	0.35	0.36	22.6	24.5	C	C	120	310
		Approach	-	-	21.7	25.6	C	C	-	-
	NB	NBL	0.10	0.27	30.3	33.4	C	C	65	120
		NBT	0.74	0.63	43.3	42.8	D	D	235	250
		NBR	0.77	0.69	46.3	45.7	D	D	150	175
		Approach	-	-	43.3	42.6	D	D	-	-
	SB	SBL	0.36	0.62	32.3	34.4	C	C	75	345
		SBT	0.36	0.78	36.8	45.6	D	D	135	475
		SBR	0.58	1.07	32.5	98.9	C	F	70	320
		Approach	-	-	34.1	62.4	C	E	-	-
	Overall		-	-	28.2	39.2	C	D	-	-

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0310

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

*Consideration Of Resolution 2026-19, A Resolution Authorizing The City Of Franklin To Join The New National Opioid Settlement With Six Regional Distributors/Dispenser Defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc. (And American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris And Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; And United Natural Foods, Inc. (Including Is Subsidiaries SuperValu And Advantage Logistics) (Six Remnant Defendants)
WS 3/24/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the City of Franklin joining in the New National Opioid Settlement with six regional distributors/dispenser Defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (Includning Is Subsidiaries SuperValu And Advantage Logistics) (Six Remnant Defendants).

BACKGROUND/STAFF COMMENTS:

The City has previously joined settlements with multiple pharmaceutical distributors, manufacturers, and retail pharmacies. This new National Opioid Settlement has been reached with six six regional distributors/dispenser defendants and does not include State Attorneys General. The settlement to be shared is $97,625,000.00 and will be distributed only and directly to any Eligible Entity that participates by the deadline.

FINANCIAL IMPACT:

Assuming the settlement agreement is accepted by the Court and that the City if found to be an Eligible Entity, the City would share in the $97,625,000.00 settlement.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-19, a resolution authorizing the City of Franklin to join the New National Opioid Settlement with six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc. (And American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris And Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its Subsidiaries SuperValu and Advantage Logistics) (Six Remnant Defendants).

RESOLUTION NO. 2026-19

A RESOLUTION AUTHORIZING THE CITY OF FRANKLIN TO JOIN THE NEW NATIONAL OPIOID SETTLEMENT WITH SIX REGIONAL DISTRIBUTORS/DISPENSER DEFENDANTS (REMNANT DEFENDANTS SETTLEMENT)

WHEREAS, the opioid epidemic continues to impact communities in the United States, the State of Tennessee, and the City of Franklin, Tennessee;

WHEREAS, the City of Franklin has suffered harm and will continue to suffer harm as a result of the opioid epidemic;

WHEREAS, the State of Tennessee and some Tennessee local governments have filed lawsuits against opioid manufacturers, distributors, and retailers, including many federal lawsuits by Tennessee counties and cities that are pending in the litigation captioned In re: National Prescription Opiate Litigation, MDL No. 2804 (N.D. Ohio) (the MDL case is referred to as the "Opioid Litigation");

WHEREAS, the City of Franklin has previously joined settlements with multiple pharmaceutical distributors, manufacturers, and retail pharmacies;

WHEREAS, a new national opioid settlement has been reached with six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including is subsidiaries SuperValu and Advantage Logistics) (Six Remnant Defendants);

WHEREAS, the settlement agreement with the Six Remnant Defendants does not include State Attorneys General and the Settlement will be distributed only and directly to any Eligible Entity that participates by the deadline;

WHEREAS, the City of Franklin finds the Six Remnant Defendants settlement acceptable and in the best interest of the community; and

WHEREAS, if effectuated, the proposed Remnant Defendants Settlement will result in the Six Remnant Defendants in a one-time settlement payment to each eligible entity.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF FRANKLIN, TENNESSEE AS FOLLOWS:

Section 1. That the City of Franklin finds that Six Remnant Defendants Settlement Agreement to be in the best interest of the City of Franklin and its citizens because they would ensure an effective structure for the commitment of Settlement Funds to abate and seek to resolve the opioid epidemic.

Section 2. That the City of Franklin hereby expresses its support to participate in the Six Remnant Defendants Settlement.

Section 3. That the City of Franklin Mayor is hereby expressly authorized to execute the Combined Subdivision Participation and Release Form and is hereby authorized to execute any formal agreements necessary to implement the settlement agreement substantially consistent with this Resolution.

Section 4. That the City of Franklin Mayor is hereby expressly authorized to execute any formal agreement and related documents evidencing the City of Franklin's agreement to the settlement of claims [and litigation] specifically related to the Six Remnant Defendants.

Section 5. That the City of Franklin Mayor is authorized to take such other action as necessary and appropriate to effectuate the City of Franklin's participation in these settlements.

Section 6. This Resolution is effective upon adoption, the welfare of the City of Franklin, Tennessee requiring it.

IT IS SO RESOLVED AND DONE on this the _____ day of _____, 2026.

ATTEST: **CITY OF FRANKLIN, TENNESSEE:**

By:_____ **By:_____**
Angie Skarp **Dr. Ken Moore**
City Recorder **Mayor**

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

To: Franklin city, TN
Reference Number: CL-2022553

NOTICE OF NEW NATIONAL OPIOID SETTLEMENT AND UPCOMING ACTION NEEDED TO PARTICIPATE: MONDAY, May 4, 2026, DEADLINE

A new national opioid settlement has been reached with six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including is subsidiaries SuperValu and Advantage Logistics) (Six Remnant Defendants).

This is the formal Notice required by the Remnant Defendants Settlement. You are receiving this Notice because your entity is entitled to participate (Eligible Entity). Please read this Notice and the attached *Settlement Overview* carefully. The *Settlement Overview* provides additional information concerning this new national opioid settlement.

Your entity may have participated in prior national opioid settlements. This Notice concerns the opportunity to participate in this **new** settlement with the Six Remnant Defendants. Your entity may participate in this new settlement even if it did not participate in a prior national settlement.

All Eligible Entities must "opt in" to participate in this new settlement. To do so, a person with authority must sign and return the *Combined Subdivision Participation and Release Form* that will be sent via DocuSign shortly. If an Eligible Entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be submitted via the Rubris Platform Portal. Please utilize the link included in this Notice to upload your entity's *Combined Subdivision Participation and Release Form* directly to the Rubris Platform Portal. DocuSign remains the preferred method of submission of the needed form.

The deadline to return the *Combined Subdivision Participation and Release Form* is Monday, May 4, 2026.

Questions about this Notice or the process for receiving and submitting the required *Combined Subdivision Participation and Release Form* may be directed to your attorney or the Notice and Claims Administrator at *opioidsparticipation@rubris.com.*

Please review the list of individuals on this email and contact the Notice and Claims Administrator at *opioidsparticipation@rubris.com* if someone else at your entity should receive communications about this Settlement.

If your entity is represented by an attorney with respect to opioid claims and they are not copied on this message, please immediately contact them concerning this Notice.

Thank you,
National Opioids Notice and Claims Administrator for the Remnant Defendants Settlement

The Notice and Claims Administrator is retained to provide the Settlement Notice required by the Settlement Agreement referenced above and to manage the collection of Subdivision Settlement Participation Forms.



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-01763

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Paul Holzen, Director of Engineering
Jonathan Marston, Asst. Director of Engineering
Shahad Abdulrahman, Staff Engineer

SUBJECT:

Consideration Of Change Order 1 To COF Contract No. 2022-0315, With Sain Construction For Change Order To Bicentenntial Park Project
CIC 2/26/26, 4-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2022-0315 Change Order 1.

BACKGROUND/STAFF COMMENTS:

Construction on the Bicentennial Park Project commenced on August 28, 2023, and achieved substantial completion on May 29, 2025. The project required numerous field modifications during the construction phase, all of which were approved during the process of construction by the engineering team. This project did not include any contingency spending. The additional spending is being paid to the contractor via change order. The total for the overage is $363,387.28 which brings the project total to $10,644,584.28. The field changes are shown in the attached list.

FINANCIAL IMPACT:

An increase of $363,387.28 to the contract's total amount which will bring the project's total to $10,644,584.28. This total is well below the project budget of $11,715,112.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Change Order 1 to COF Contract No. 2022-0315.

Docusign Envelope ID: 1721D8D7-EE15-4CB7-B5BE-7666307E154E

CHANGE ORDER NO.: 1

Owner:	**City of Franklin, TN**
Engineer:	**City of Franklin, TN ("COF") serving as "Engineer"**
Contractor:	**Sain Construction**
Project Name:	**Bicentennial Park**
Owner's Contract No.:	**2022-0315**
Date Issued:	**November 13, 2025**
Effective Date of Change Order:	**November 13, 2025**

The Contract is modified as follows upon execution of this Change Order:

Description: **Pay App 21 includes the overages to the original contract amount due to field changes and field conditions beyond the control of the city and the general contractor.**

Attachments: **Pay App 21**

Change in Contract Price	**Change in Contract Times [State Contract Times as number of days]**
Original Contract Price: $ **10,281,197**	Original Contract Times: Substantial Completion: Ready for final payment:
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. **[Number of previous Change Order]**: $ **363,387.28**	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: Substantial Completion: Ready for final payment:
Contract Price prior to this Change Order: $ **10,281,197**	Contract Times prior to this Change Order: Substantial Completion: Ready for final payment:
[Increase] [Decrease] this Change Order: $ **Increase**	**[Increase] [Decrease]** this Change Order: Substantial Completion: Ready for final payment:
Contract Price incorporating this Change Order: $ **10,644,584.28**	Contract Times with all approved Change Orders: Substantial Completion: Ready for final payment:

Recommended by Engineer:		**Recommended by Department Director:**	
By:	**Shahad Abdulrahman**	By:	**Paul Holzen**
Signature:	Shahad Abdulrahman A31DDCEA5AAC45D...	Signature:	Paul Holzen EF8E6298A74948F...
Title:	**Project Manager (Staff Engineer)**	Title:	**Engineering Director**
Date:	**November 13, 2025**	Date:	**11/13/2025**

MODIFIED - EJCDC® C-941, Change Order.
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EJCDC - 00941

Law Dept approved 12.22.25

Docusign Envelope ID: 1721D8D7-EE15-4CB7-B5BE-7666307E154E

Contractor Approval		Authorized by Owner	
By:	DocuSigned by: David Hite	By:	**Dr. Ken Moore**
Signature:	David Hite AB4BCED5A0444CF...	Signature:	
Title:	CFO	Title:	**Mayor**
Date:	12/22/2025	Date:	

MODIFIED - EJCDC® C-941, Change Order.
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EJCDC - 00941

HISTORIC FRANKLIN TENNESSEE

Invoice Transmittal Form

Project Name:	Bicentennial Park Project
C.O.F. Project Number: (e.g. 2019-999)	2016-005
C.O.F. Contract Number: (e.g. 2019-9999)	2022-0315
C.O.F. Project Manager:	Shahad Abdulrahman

Invoice Number:	21
Invoice Date: (e.g. 01/02/2019)	10/31/2025
Last Day Work Performed: (e.g. 01/02/2019)	05/31/2025
Payment Sequence: (e.g. 1, 2, 3…)	21
Current Invoice Amount:	$ 363,387.72

Original Contract Amount:	$ 10,281,197.00
Amendment/Change Order: (e.g. 1, 2, 3…)	$ 363,387.28
Contract Ceiling:	$ 10,644,584.28

All invoices should be sent to cipinvoices@franklintn.gov

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: City of Franklin
109 3rd Ave South
Franklin, TN 37065
cipinvoices@Franklintn.gov

PROJECT: Bicentennial Park
Franklin, TN

APPLICATION NO: 21
PERIOD TO: 10/31/25
PROJECT NO.: 2022-0315
CONTRACT DATE: 7/11/2023

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM CONTRACTOR:
Sain Construction Company
PO Box 1078
Manchester, TN 37349

VIA ARCHITECT: Barge Design Solutions
615 3rd Avenue South
Suite 700
Nashville, TN 37210

SAIN PROJ NO.: 23726

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM		$ 10,281,197.00
2. Net change by Change Orders		$ 363,387.28
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 10,644,584.28
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 10,644,584.28
5. RETAINAGE:		
a. 4.83 % of Completed Work (Column D + E on G703)	$ 514,059.83	
b. - % of Stored Material (Column F on G703)	$ -	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 514,059.83
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 10,130,524.45
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 9,767,136.73
8. CURRENT PAYMENT DUE		**$ 363,387.72**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$ 514,059.83	

CHANGE ORDER SUMMARY	
Total changes approved in previous months by Owner	-
Total approved this Month	363,387.28
NET CHANGES by Change Order	363,387.28

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Sain Construction Company

By: David Hite Date: December 16, 2025
David Hite, CFO

State of: Tennessee County of: Coffee
Subscribed and sworn to before me this 16 day of December, 2025

Notary Public: Kimberly L Sanders
My Commission expires: 1-21-26

KIMBERLY L SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Bicentennial Park **CONTINUATION SHEET**

APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 21
APPLICATION DATE: 10/31/25
PERIOD TO: 10/31/25
PROJECT NO.: 2022-0315

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P		Q	R
						WORK COMPLETED												
Item No.	Item Description	Unit	QTY	Price	Extended Scheduled Value	QUANITY FROM PREVIOUS APPLICATION (G + I)	FROM PREVIOUS APPLICATION (H +J)	QUANTITY THIS PERIOD	THIS PERIOD	QUANTITY OF MATERIALS PRESENTLY STORED (NOT IN G OR I)	MATERIALS PRESENTLY STORED (NOT IN H OR J)	APPROVED FIELD CHANGES QUANTITY THIS PERIOD	APPROVED FIELD CHANGES AMOUNT THIS PERIOD	QUANTITY TOTAL COMPLETED AND STORED TO DATE (G+I+K+M)	TOTAL COMPLETED AND STORED TO DATE (H+J+L+N)	% (P / F)	BALANCE TO FINISH (F - P)	RETAINAGE (IF VARIABLE RATE)
105-01	CONSTRUCTION STAKES, LINES AND GRADES	LS	1.00	163,111.00	$ 163,111.00	1.00	$ 163,111.00		$ -		$ -		$ -	1.00	$ 163,111.00	100.00%	$ -	$ 8,155.54
201-01.03	CLEARING AND GRUBBING	LS	1.00	185,074.00	$ 185,074.00	1.00	$ 185,074.00		$ -		$ -		$ -	1.00	$ 185,074.00	100.00%	$ -	$ 9,253.70
02 41 00	DEMOLITION	LS	1.00	165,117.00	$ 165,117.00	1.00	$ 165,117.00		$ -		$ -		$ -	1.00	$ 165,117.00	100.00%	$ -	$ 8,255.85
202-13.01	WELL ABANDONMENT	LS	1.00	4,400.00	$ 4,400.00	1.00	$ 4,400.00		$ -		$ -		$ -	1.00	$ 4,400.00	100.00%	$ -	$ 220.00
31 20 00.01	ROAD & DRAINAGE EXCAVATION (ONSITE & HAUL-OFF)	LS	1.00	953,207.00	$ 953,207.00	0.79	$ 756,859.55		$ -		$ -		$ -	0.79	$ 756,859.55	79.40%	$ 196,347.45	$ 37,842.98
31 20 00.02	ROAD & DRAINAGE EXCAVATION (HAUL-OFF TO LANDFILL)	TON	729.00	136.00	$ 99,144.00	4,865.65	$ 661,728.40		$ -		$ -		$ -	4,865.65	$ 661,728.40	667.44%	$ (562,584.40)	$ 33,086.42
31 20 00.03	FURNISHING & SPREADING TOPSOIL	LS	1.00	137,028.00	$ 137,028.00	1.35	$ 185,659.60		$ -		$ -		$ -	1.35	$ 185,659.60	135.49%	$ (48,631.60)	$ 9,282.98
204-06.01	FLOWABLE FILL (GENERAL)	CY	20.00	523.00	$ 10,460.00	5.00	$ 2,615.00		$ -		$ -		$ -	5.00	$ 2,615.00	25.00%	$ 7,845.00	$ 130.75
209-08.02	TEMPORARY SILT FENCE (WITH BACKING)	LF	470.00	7.00	$ 3,290.00	461.00	$ 3,227.00		$ -		$ -		$ -	461.00	$ 3,227.00	98.09%	$ 63.00	$ 161.35
209-08.08	ENHANCED ROCK CHECK DAM	EACH	1.00	794.00	$ 794.00	5.00	$ 3,970.00		$ -		$ -		$ -	5.00	$ 3,970.00	500.00%	$ (3,176.00)	$ 198.50
209-09.04	SEDIMENT FILTER BAG (15' X 10')	EACH	1.00	227.00	$ 227.00	1.00	$ 227.00		$ -		$ -		$ -	1.00	$ 227.00	100.00%	$ -	$ 11.35
209-09.40	CURB INLET PROTECTION (TYPE 1)	EACH	18.00	228.00	$ 4,104.00	21.00	$ 4,788.00		$ -		$ -		$ -	21.00	$ 4,788.00	116.67%	$ (684.00)	$ 239.40
209-11.20	SEDIMENT BASIN BAFFLES	LF	200.00	12.00	$ 2,400.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 2,400.00	$ -
209-40.33	CATCH BASIN PROTECTION (TYPE D)	EACH	13.00	325.00	$ 4,225.00	5.00	$ 1,625.00		$ -		$ -		$ -	5.00	$ 1,625.00	38.46%	$ 2,600.00	$ 81.25
CP-10	CONCRETE WASHOUT	EACH	1.00	17,048.00	$ 17,048.00	1.00	$ 17,048.00		$ -		$ -		$ -	1.00	$ 17,048.00	100.00%	$ -	$ 852.40
303-01	MINERAL AGGREGATE, TYPE A BASE, GRADING D	TON	2,700.00	49.00	$ 132,300.00	3,392.26	$ 166,220.74		$ -		$ -		$ -	3,392.26	$ 166,220.74	125.64%	$ (33,920.74)	$ 8,311.04
303-10.01	MINERAL AGGREGATE (SIZE 57)	TON	2,200.00	48.00	$ 105,600.00	35.00	$ 1,680.00		$ -		$ -	126.20	$ 6,057.79	161.20	$ 7,737.79	7.33%	$ 97,862.21	$ 84.00
303-10.02	MINERAL AGGREGATE (SIZE 2)	TON	15.00	75.00	$ 1,125.00	90.81	$ 6,810.75		$ -		$ -		$ -	90.81	$ 6,810.75	605.40%	$ (5,685.75)	$ 340.54
306-01.03	PORTLAND CEMENT CONCRETE BASE (REINFORCED) 6"	SY	900.00	87.00	$ 78,300.00	1,251.20	$ 108,854.40		$ -		$ -		$ -	1,251.20	$ 108,854.40	139.02%	$ (30,554.40)	$ 5,442.72
306-05.01	PORTLAND CEMENT CONCRETE BASE (PLAIN) 10"	SY	10.00	473.00	$ 4,730.00	10.00	$ 4,730.00		$ -		$ -		$ -	10.00	$ 4,730.00	100.00%	$ -	$ 236.50
307-01.08	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2	TON	620.00	148.00	$ 91,760.00	804.82	$ 119,113.36		$ -		$ -		$ -	804.82	$ 119,113.36	129.81%	$ (27,353.36)	$ 5,955.67
307-02.01	ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING A	TON	770.00	142.00	$ 109,340.00	452.22	$ 64,215.24		$ -		$ -		$ -	452.22	$ 64,215.24	58.73%	$ 45,124.76	$ 3,210.76
402-01	BITUMINOUS MATERIAL FOR PRIME COAT (PC)	TON	5.60	1,701.00	$ 9,525.60	3.70	$ 6,293.70		$ -		$ -		$ -	3.70	$ 6,293.70	66.07%	$ 3,231.90	$ 314.69
402-02	AGGREGATE FOR COVER MATERIAL (PC)	TON	20.00	74.00	$ 1,480.00	21.13	$ 1,563.62		$ -		$ -		$ -	21.13	$ 1,563.62	105.65%	$ (83.62)	$ 78.18
403-02.01	TRACKLESS TACK COAT	TON	1.90	806.00	$ 1,531.40	1.90	$ 1,531.40		$ -		$ -		$ -	1.90	$ 1,531.40	100.00%	$ -	$ 76.57
407-20.05	SAW CUTIING ASPHALT PAVEMENT	LF	500.00	7.00	$ 3,500.00	652.50	$ 4,567.50		$ -		$ -		$ -	652.50	$ 4,567.50	130.50%	$ (1,067.50)	$ 228.38
411-01.10	ACS MIX(PG64-22) GRADING D	TON	390.00	173.00	$ 67,470.00	468.00	$ 80,964.00		$ -		$ -		$ -	468.00	$ 80,964.00	120.00%	$ (13,494.00)	$ 4,048.20
415-01.02	COLD PLANING	SY	353.00	28.00	$ 9,884.00	744.45	$ 20,844.60		$ -		$ -		$ -	744.45	$ 20,844.60	210.89%	$ (10,960.60)	$ 1,042.23
501-01.01	PORTLAND CEMENT CONCRETE PAVEMENT (PLAIN) 8"	SY	990.00	100.00	$ 99,000.00	986.44	$ 98,644.00		$ -		$ -		$ -	986.44	$ 98,644.00	99.64%	$ 356.00	$ 4,932.20
607-02.30	15" CONCRETE PIPE CULVERT (CLASS III)	LF	320.00	167.00	$ 53,440.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 53,440.00	$ -
607-03.02	18" CONCRETE PIPE CULVERT (CLASS III)	LF	1,128.00	204.00	$ 230,112.00	862.00	$ 175,848.00		$ -		$ -		$ -	862.00	$ 175,848.00	76.42%	$ 54,264.00	$ 8,792.40
607-05.02	24" CONCRETE PIPE CULVERT (CLASS III)	LF	248.00	192.00	$ 47,616.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 47,616.00	$ -
607-06.02	30" CONCRETE PIPE CULVERT (CLASS III)	LF	80.00	243.00	$ 19,440.00	72.00	$ 17,496.00		$ -		$ -		$ -	72.00	$ 17,496.00	90.00%	$ 1,944.00	$ 874.80
607-07.02	36" CONCRETE PIPE CULVERT (CLASS III)	LF	656.00	308.00	$ 202,048.00	592.00	$ 182,336.00		$ -		$ -		$ -	592.00	$ 182,336.00	90.24%	$ 19,712.00	$ 9,116.80
22 14 13.3	6-INCH PVC STORM LINE	LF	420.00	366.00	$ 153,720.00	470.59	$ 172,236.41		$ -		$ -		$ -	470.59	$ 172,236.41	112.05%	$ (18,516.41)	$ 8,611.82
22 14 13.4	12-INCH PVC STORM LINE	LF	780.00	169.00	$ 131,820.00	760.00	$ 128,440.00		$ -		$ -		$ -	760.00	$ 128,440.00	97.44%	$ 3,380.00	$ 6,422.00
611-01.02	MANHOLES, > 4' -8' DEPTH (Tx8' MANHOLE, 5'2"x5'2" MANHOLE)	EACH	4.00	13,800.00	$ 55,200.00	2.00	$ 27,600.00		$ -		$ -		$ -	2.00	$ 27,600.00	50.00%	$ 27,600.00	$ 1,380.00
611-02.11	OUTLET STRUCTURES	EACH	2.00	9,707.00	$ 19,414.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 19,414.00	$ -
611-07.54	181N ENDWALL (CROSS DRAIN) 3:1	EACH	3.00	4,116.00	$ 12,348.00	3.00	$ 12,348.00		$ -		$ -		$ -	3.00	$ 12,348.00	100.00%	$ -	$ 617.40
611-07.57	241N ENDWALL (CROSS DRAIN) 3:1	EACH	4.00	2,665.00	$ 10,660.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 10,660.00	$ -
611-07.63	361N ENDWALL (CROSS DRAIN) 3:1	EACH	1.00	4,967.00	$ 4,967.00	1.00	$ 4,967.00		$ -		$ -		$ -	1.00	$ 4,967.00	100.00%	$ -	$ 248.35
611-12.01	CATCH BASINS, TYPE 12, 0' -4' DEPTH	EACH	5.00	8,618.00	$ 43,090.00	3.00	$ 25,854.00		$ -		$ -		$ -	3.00	$ 25,854.00	60.00%	$ 17,236.00	$ 1,292.70
611-12.02	CATCH BASINS, TYPE 12, > 4' -8' DEPTH	EACH	14.00	9,072.00	$ 127,008.00	12.00	$ 108,864.00		$ -		$ -		$ -	12.00	$ 108,864.00	85.71%	$ 18,144.00	$ 5,443.20
611-14.02	CATCH BASINS, TYPE 14, > 4' -8' DEPTH	EACH	2.00	13,143.00	$ 26,286.00	2.00	$ 26,286.00		$ -		$ -		$ -	2.00	$ 26,286.00	100.00%	$ -	$ 1,314.30
611-43.01	CATCH BASINS, TYPE 43, 0' -4' DEPTH	EACH	3.00	8,686.00	$ 26,058.00	3.00	$ 26,058.00		$ -		$ -		$ -	3.00	$ 26,058.00	100.00%	$ -	$ 1,302.90
611-43.02	CATCH BASINS, TYPE 43, > 4' -8' DEPTH	EACH	3.00	10,569.00	$ 31,707.00	0.42	$ 4,445.21		$ -		$ -		$ -	0.42	$ 4,445.21	14.02%	$ 27,261.79	$ 222.26
33 42 03.3	30" NYLOPLAST DRAIN BASIN	EACH	6.00	6,520.00	$ 39,120.00	6.00	$ 39,120.00		$ -		$ -		$ -	6.00	$ 39,120.00	100.00%	$ -	$ 1,956.00
GIP-01	LEVEL 2 BIORETENTION POND (INCLUDES PVC LINER, 6" PVC UNDERDRAINS)	LS	1.00	164,345.00	$ 164,345.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 164,345.00	$ -
701-01.01	CONCRETE SIDEWALK (4 ")	SF	640.00	9.00	$ 5,760.00	24,628.00	$ 221,652.00		$ -		$ -		$ -	24,628.00	$ 221,652.00	3848.13%	$ (215,892.00)	$ 11,082.60
701-01.10	CONCRETE STEPS & AMPHITHEATER SEATING	LS	1.00	140,489.00	$ 140,489.00	1.00	$ 140,489.00		$ -		$ -		$ -	1.00	$ 140,489.00	100.00%	$ -	$ 7,024.45
701-01.20	BRICK SIDEWALK	SY	685.00	253.00	$ 173,305.00	869.36	$ 219,948.08		$ -		$ -		$ -	869.36	$ 219,948.08	126.91%	$ (46,643.08)	$ 10,997.40
701-01.21	BRICK ACCENT BANDS	SY	115.00	342.00	$ 39,330.00	254.58	$ 87,066.36		$ -		$ -		$ -	254.58	$ 87,066.36	221.37%	$ (47,736.36)	$ 4,353.32
32 13 16	DECORATIVE CONCRETE -STAMPED INTEGRAL COLOR SIDEWALK (4 ")	SF	7,100.00	10.00	$ 71,000.00	5,939.00	$ 59,390.00		$ -		$ -		$ -	5,939.00	$ 59,390.00	83.65%	$ 11,610.00	$ 2,969.50
32 13 16.1	DECORATIVE CONCRETE -RAILROAD STAMPED SIDEWALK (4 ")	SF	3,500.00	13.00	$ 45,500.00	3,500.00	$ 45,500.00		$ -		$ -		$ -	3,500.00	$ 45,500.00	100.00%	$ -	$ 2,275.00
701-02	CONCRETE DRIVEWAY	SF	900.00	13.00	$ 11,700.00	810.00	$ 10,530.00		$ -		$ -		$ -	810.00	$ 10,530.00	90.00%	$ 1,170.00	$ 526.50
702-01.02	CONCRETE CURB	CY	65.00	694.00	$ 45,110.00	78.94	$ 54,784.36		$ -		$ -		$ -	78.94	$ 54,784.36	121.45%	$ (9,674.36)	$ 2,739.22
709-05.06	MACHINED RIP-RAP (CLASS A-1)	TON	50.00	120.00	$ 6,000.00	56.20	$ 6,744.00		$ -		$ -		$ -	56.20	$ 6,744.00	112.40%	$ (744.00)	$ 337.20
709-05.08	MACHINED RIP-RAP (CLASS B)	TON	200.00	136.00	$ 27,200.00	158.34	$ 21,534.24		$ -		$ -		$ -	158.34	$ 21,534.24	79.17%	$ 5,665.76	$ 1,076.71
712-06	SIGNS (CONSTRUCTION)	SF	116.00	71.00	$ 8,236.00	167.00	$ 11,857.00		$ -		$ -		$ -	167.00	$ 11,857.00	143.97%	$ (3,621.00)	$ 592.85
712-07.03	TEMPORARY BARRICADES (TYPE III)	LF	100.00	40.00	$ 4,000.00	84.00	$ 3,360.00		$ -		$ -		$ -	84.00	$ 3,360.00	84.00%	$ 640.00	$ 168.00
712-04.01	FLEXIBLE DRUMS (CHANNELIZING)	EACH	30.00	104.00	$ 3,120.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 3,120.00	$ -
716-02	PLASTIC PAVEMENT MARKING (4" LINE)	LF	1,100.00	6.00	$ 6,600.00	2,314.00	$ 13,884.00		$ -		$ -		$ -	2,314.00	$ 13,884.00	210.36%	$ (7,284.00)	$ 694.20
716-02.03	PLASTIC PAVEMENT MARKING (CROSS-WALK)	LF	110.00	43.00	$ 4,730.00	202.00	$ 8,686.00		$ -		$ -		$ -	202.00	$ 8,686.00	183.64%	$ (3,956.00)	$ 434.30
716-02.05	PLASTIC PAVEMENT MARKING (STOP BAR)	LF	60.00	69.00	$ 4,140.00	60.00	$ 4,140.00		$ -		$ -		$ -	60.00	$ 4,140.00	100.00%	$ -	$ 207.00
716-04.05	PLASTIC PAVEMENT MKG (STRAIGHT ARROW)	EACH	3.00	605.00	$ 1,815.00	3.00	$ 1,815.00		$ -		$ -		$ -	3.00	$ 1,815.00	100.00%	$ -	$ 90.75
716-04.10	PLASTIC PAVEMENT MKG (HANDICAP SYMBOL)	EACH	2.00	1,295.00	$ 2,590.00	3.00	$ 3,885.00		$ -		$ -		$ -	3.00	$ 3,885.00	150.00%	$ (1,295.00)	$ 194.25
725-23.11	FIBER OPTIC CABLE (60 F)	LF	650.00	29.00	$ 18,850.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 18,850.00	$ -

Bicentennial Park **CONTINUATION SHEET**

APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 21
APPLICATION DATE: 10/31/25
PERIOD TO: 10/31/25
PROJECT NO.: 2022-0315

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P		Q	R
						WORK COMPLETED												
Item No.	Item Description	Unit	QTY	Price	Extended Scheduled Value	QUANITY FROM PREVIOUS APPLICATION (G + I)	FROM PREVIOUS APPLICATION (H +J)	QUANTITY THIS PERIOD	THIS PERIOD	QUANTITY OF MATERIALS PRESENTLY STORED (NOT IN G OR I)	MATERIALS PRESENTLY STORED (NOT IN H OR J)	APPROVED FIELD CHANGES QUANTITY THIS PERIOD	APPROVED FIELD CHANGES AMOUNT THIS PERIOD	QUANTITY TOTAL COMPLETED AND STORED TO DATE (G+I+K+M)	TOTAL COMPLETED AND STORED TO DATE (H+J+L+N)	% (P / F)	BALANCE TO FINISH (F - P)	RETAINAGE (IF VARIABLE RATE)
790-74.05	FIBER OPTIC CABLE (24 F)	LF	275.00	41.00	$ 11,275.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 11,275.00	$ -
730-03.024	INSTALL PULL BOX (FIBER OPTIC-TYPE B)	EACH	3.00	2,138.00	$ 6,414.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 6,414.00	$ -
740-10.03	GEOTEXTILE (TYPE III) (EROSION CONTROL)	SY	40.00	17.00	$ 680.00	40.00	$ 680.00		$ -		$ -		$ -	40.00	$ 680.00	100.00%	$ -	$ 34.00
740-11.02	TEMPORARY SEDIMENT TUBE 12IN	LF	1,240.00	5.00	$ 6,200.00	1,565.00	$ 7,825.00		$ -		$ -		$ -	1,565.00	$ 7,825.00	126.21%	$ (1,625.00)	$ 391.25
771-30.32	CONCRETE COMBINED CURB & GUTTER	CY	120.00	591.00	$ 70,920.00	153.74	$ 90,860.34		$ -		$ -		$ -	153.74	$ 90,860.34	128.12%	$ (19,940.34)	$ 4,543.02
795-51.01	BOLLARD	EACH	14.00	1,053.00	$ 14,742.00	17.00	$ 17,901.00		$ -		$ -		$ -	17.00	$ 17,901.00	121.43%	$ (3,159.00)	$ 895.05
797-07.36	84IN MANHOLE 6FT-8FT DEPTH	EACH	1.00	13,316.00	$ 13,316.00	1.11	$ 14,725.15		$ -		$ -		$ -	1.11	$ 14,725.15	110.58%	$ (1,409.15)	$ 736.26
797-07.38	84IN MANHOLE 10FT-12FT DEPTH	EACH	1.00	15,182.00	$ 15,182.00	1.00	$ 15,182.00		$ -		$ -		$ -	1.00	$ 15,182.00	100.00%	$ -	$ 759.10
802-05.01	TEMPORARY TREE PROTECTION	LS	1.00	5,830.00	$ 5,830.00	1.00	$ 5,830.00		$ -		$ -		$ -	1.00	$ 5,830.00	100.00%	$ -	$ 291.50
805-12.02	EROSION CONTROL BLANKET (TYPE II) (S150BN)	SY	3,000.00	3.00	$ 9,000.00	3,800.00	$ 11,400.00		$ -		$ -		$ -	3,800.00	$ 11,400.00	126.67%	$ (2,400.00)	$ 570.00
805-12.03	EROSION CONTROL BLANKET (TYPE III) (SC250)	SY	655.00	7.00	$ 4,585.00	1,075.00	$ 7,525.00		$ -		$ -		$ -	1,075.00	$ 7,525.00	164.12%	$ (2,940.00)	$ 376.25
W1	6" CLASS 350 DIP WATER MAIN	LF	237.00	154.00	$ 36,498.00	237.00	$ 36,498.00		$ -		$ -		$ -	237.00	$ 36,498.00	100.00%	$ -	$ 1,824.90
W1.1	8" CLASS 350 DIP WATER MAIN	LF	23.00	381.00	$ 8,763.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 8,763.00	$ -
W1.2	4" DIP RESTRAINED JOINT WATER LINE	LF	8.00	700.00	$ 5,600.00	10.00	$ 7,000.00		$ -		$ -		$ -	10.00	$ 7,000.00	125.00%	$ (1,400.00)	$ 350.00
W5	1" TYPE K COPPER WATER SERVICE LINE	LF	320.00	85.00	$ 27,200.00	205.00	$ 17,425.00		$ -		$ -		$ -	205.00	$ 17,425.00	64.06%	$ 9,775.00	$ 871.25
W5.1	1-1/2" TYPE K COPPER WATER SERVICE LINE	LF	265.00	102.00	$ 27,030.00	177.00	$ 18,054.00		$ -		$ -		$ -	177.00	$ 18,054.00	66.79%	$ 8,976.00	$ 902.70
W5.2	2" TYPE K COPPER WATER SERVICE LINE	LF	25.00	252.00	$ 6,300.00	82.00	$ 20,664.00		$ -		$ -		$ -	82.00	$ 20,664.00	328.00%	$ (14,364.00)	$ 1,033.20
W10	2" GATE VALVE AND BOX	EACH	2.00	2,496.00	$ 4,992.00	2.00	$ 4,992.00		$ -		$ -		$ -	2.00	$ 4,992.00	100.00%	$ -	$ 249.60
W10.1	6" GATE VALVE AND BOX	EACH	1.00	3,860.00	$ 3,860.00	1.00	$ 3,860.00		$ -		$ -		$ -	1.00	$ 3,860.00	100.00%	$ -	$ 193.00
W10.2	6" POST INDICATOR VALVE	EACH	1.00	7,575.00	$ 7,575.00	1.00	$ 7,575.00		$ -		$ -		$ -	1.00	$ 7,575.00	100.00%	$ -	$ 378.75
W10.3	6" FIRE DEPARTMENT CONNECTION	EACH	1.00	6,950.00	$ 6,950.00	1.00	$ 6,950.00		$ -		$ -		$ -	1.00	$ 6,950.00	100.00%	$ -	$ 347.50
W10.4	8" GATE VALVE AND BOX	EACH	1.00	5,014.00	$ 5,014.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 5,014.00	$ -
W12	10" X 8" TAPPING SLEEVE, VALVE AND VALVE BOX	EACH	1.00	29,431.00	$ 29,431.00	-	$ -		$ -		$ -	1.18	$ 34,837.45	1.18	$ 34,837.45	118.37%	$ (5,406.45)	$ -
W16	6" REDUCED PRESSURE BACKFLOW PREVENTER W / SAFE-T-COVER	EACH	1.00	33,990.00	$ 33,990.00	1.00	$ 33,990.00		$ -		$ -		$ -	1.00	$ 33,990.00	100.00%	$ -	$ 1,699.50
W17	2" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER W/O SAFE-T-COVER	EACH	1.00	10,320.00	$ 10,320.00	2.00	$ 20,640.00		$ -		$ -		$ -	2.00	$ 20,640.00	200.00%	$ (10,320.00)	$ 1,032.00
W19	2" WATER METER ASSEMBLY, VALVES AND VAULT	EACH	2.00	13,410.00	$ 26,820.00	2.00	$ 26,820.00		$ -		$ -		$ -	2.00	$ 26,820.00	100.00%	$ -	$ 1,341.00
SS1	10" DIP CL 350 W/PROTECTO-401 LINED GRAVITY SEWER MAIN	LF	384.00	371.00	$ 142,464.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 142,464.00	$ -
SS3	10" PVC SDR35 GRAVITY SEWER MAIN	LF	86.00	278.00	$ 23,908.00	500.54	$ 139,149.04		$ -		$ -	27.08626	$ 7,529.98	527.62	$ 146,679.02	613.51%	$ (122,771.02)	$ 6,957.45
SS8	CONNECT 10" GRAVITY SANITARY SEWER TO EXISTING MANHOLES	EACH	2.00	12,955.00	$ 25,910.00	2.00	$ 25,910.00		$ -		$ -		$ -	2.00	$ 25,910.00	100.00%	$ -	$ 1,295.50
SS10	CUT & CAP/PLUG EXISTING 10" SANITARY SEWER MAIN	EACH	2.00	6,763.00	$ 13,526.00	2.00	$ 13,526.00		$ -		$ -		$ -	2.00	$ 13,526.00	100.00%	$ -	$ 676.30
SS11	4' DIAMETER SANITARY SEWER MANHOLE	EACH	2.00	12,955.00	$ 25,910.00	2.00	$ 25,910.00		$ -		$ -		$ -	2.00	$ 25,910.00	100.00%	$ -	$ 1,295.50
SS16	ABANDON EXISTING MANHOLE IN PLACE	EACH	1.00	5,830.00	$ 5,830.00	1.00	$ 5,830.00		$ -		$ -		$ -	1.00	$ 5,830.00	100.00%	$ -	$ 291.50
SS17	FLOWABLE FILL EXISTING SANITARY SEWER AND MH	CY	10.00	1,341.00	$ 13,410.00	14.00	$ 18,774.00		$ -		$ -		$ -	14.00	$ 18,774.00	140.00%	$ (5,364.00)	$ 938.70
SS19	SEWER TELEVISION INSPECTION	LF	470.00	15.00	$ 7,050.00	470.00	$ 7,050.00		$ -		$ -		$ -	470.00	$ 7,050.00	100.00%	$ -	$ 352.50
FM9	SANITARY SEWER FLOW CONTROL	LS	1.00	24,219.00	$ 24,219.00	1.00	$ 24,219.00		$ -		$ -		$ -	1.00	$ 24,219.00	100.00%	$ -	$ 1,210.95
05 12 00.01	ELECT./RISER ROOM BUILDING	LS	1.00	291,511.00	$ 291,511.00	1.15	$ 334,665.46		$ -		$ -	0.10	$ 29,262.01	1.25	$ 363,927.47	124.84%	$ (72,416.47)	$ 16,733.27
05 52 13	NEW HAND RAILING @ AMPH . & PERGOLA (GALVANIZED, PAINTED)	LF	80.00	210.00	$ 16,800.00	28.00	$ 5,880.00		$ -		$ -		$ -	28.00	$ 5,880.00	35.00%	$ 10,920.00	$ 294.00
05 52 13.1	NEW RAILING @ PAVILION (PAINTED)	LF	664.00	187.00	$ 124,168.00	569.81	$ 106,554.47		$ -		$ -		$ -	569.81	$ 106,554.47	85.81%	$ 17,613.53	$ 5,327.72
05 52 13.2	NEW RAILING @ PAVILION RAMPS (GALVANIZED, PAINTED)	LF	290.00	211.00	$ 61,190.00	284.50	$ 60,029.50	25.50	$ 5,380.50		$ -		$ -	310.00	$ 65,410.00	106.90%	$ (4,220.00)	$ 3,001.48
13 34 19	NEW PEMB PAVILION (STRUCTURE, SSM ROOF, GUDERS, DOWNSPOUTS)	LS	1.00	711,319.00	$ 711,319.00	0.96	$ 686,202.59		$ -		$ -	0.02	$ 16,368.75	0.99	$ 702,571.34	98.77%	$ 8,747.66	$ 34,310.13
05 12 00.02	NEW RAIN CURTAIN SUPPORTS AT PAVILION	LS	1.00	12,000.00	$ 12,000.00	1.00	$ 12,000.00		$ -		$ -		$ -	1.00	$ 12,000.00	100.00%	$ -	$ 600.00
02 41 19	PAVILION FLOOR CLEANING, PATCHING & SEALANT	LS	1.00	23,611.00	$ 23,611.00	3.44	$ 81,253.77		$ -		$ -		$ -	3.44	$ 81,253.77	344.14%	$ (57,642.77)	$ 4,062.69
05 51 33.17	SHIP LADDER	EACH	1.00	7,862.00	$ 7,862.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 7,862.00	$ -
03 30 00.01	CONCRETE RETAINING WALL5 & FOOTINGS (INCLUDES RAMP SLAB)	LS	1.00	647,000.00	$ 647,000.00	1.02	$ 658,166.42		$ -		$ -	0.02	$ 14,054.80	1.04	$ 672,221.22	103.90%	$ (25,221.22)	$ 32,908.32
03 30 00.02	NEW CONCRETE PEDESTALS	LS	1.00	22,549.00	$ 22,549.00	1.00	$ 22,549.00		$ -		$ -		$ -	1.00	$ 22,549.00	100.00%	$ -	$ 1,127.45
05 12 13	TRELLIS STRUCTURE AT SE CORNER OF PAVILION	LS	1.00	300,275.00	$ 300,275.00	0.98	$ 294,828.88		$ -		$ -	0.01	$ 4,183.86	1.00	$ 299,012.74	99.58%	$ 1,262.26	$ 14,741.44
04 43 13	HARDSCAPE -STONE VENEER WALLS/ COLUMNS	LS	1.00	95,500.00	$ 95,500.00	1.00	$ 95,500.00		$ -		$ -		$ -	1.00	$ 95,500.00	100.00%	$ -	$ 4,775.00
21 05 18	DRY PIPE SPRINKLERS IN PAVILION (TOTAL SYSTEM COSTS)	LS	1.00	134,100.00	$ 134,100.00	1.00	$ 134,100.00		$ -		$ -		$ -	1.00	$ 134,100.00	100.00%	$ -	$ 6,705.00
22 14 13	REFURBISH UNDERGROUND STORM IN PAVILION	LS	1.00	17,491.00	$ 17,491.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 17,491.00	$ -
23 34 39	CIRCULATING (HVLS) FANS IN PAVILION	EACH	6.00	17,491.00	$ 104,946.00	6.00	$ 104,946.00		$ -		$ -		$ -	6.00	$ 104,946.00	100.00%	$ -	$ 5,247.30
26 27 26	ELECTRICAL GENERAL RECEPTACLES	LS	1.00	17,491.00	$ 17,491.00	1.00	$ 17,491.00		$ -		$ -		$ -	1.00	$ 17,491.00	100.00%	$ -	$ 874.55
26 51 19	ELECTRICAL GENERAL LIGHTING	LS	1.00	29,151.00	$ 29,151.00	1.00	$ 29,151.00		$ -		$ -		$ -	1.00	$ 29,151.00	100.00%	$ -	$ 1,457.55
26 51 19.1	PAVILION -COLUMN DOWN-LIGHT	LS	1.00	17,491.00	$ 17,491.00	1.00	$ 17,491.00		$ -		$ -	0.37	$ 6,416.28	1.37	$ 23,907.28	136.68%	$ (6,416.28)	$ 874.55
26 24 16	ELECTRICAL 800-AMP DISTRIBUTION PANEL	EACH	1.00	99,114.00	$ 99,114.00	1.00	$ 99,114.00		$ -		$ -		$ -	1.00	$ 99,114.00	100.00%	$ -	$ 4,955.70
26 24 16.1	ELECTRICAL LIGHTING PANELBOARD/CONTROL-CENTER	EACH	1.00	28,396.00	$ 28,396.00	1.00	$ 28,396.00		$ -		$ -		$ -	1.00	$ 28,396.00	100.00%	$ -	$ 1,419.80
26 24 16.2	ELECTRICAL 225A RECEPTACLE PANELBOARD	EACH	1.00	17,038.00	$ 17,038.00	1.00	$ 17,038.00		$ -		$ -		$ -	1.00	$ 17,038.00	100.00%	$ -	$ 851.90
26 56 13	SITE LIGHTING -COF STREET LIGHTS	EACH	5.00	30,780.00	$ 153,900.00	12.00	$ 369,360.00		$ -		$ -		$ -	12.00	$ 369,360.00	240.00%	$ (215,460.00)	$ 18,468.00
26 56 13.1	SITE LIGHTING -PARKING LOT LIGHTS	EACH	5.00	19,421.00	$ 97,105.00	6.18	$ 119,986.60		$ -		$ -	0.2059626178	$ 4,000.00	6.38	$ 123,986.60	127.68%	$ (26,881.60)	$ 5,999.33
26 56 19	SITE LIGHTING -DUST COLLECTOR	EACH	4.00	2,840.00	$ 11,360.00	4.00	$ 11,360.00		$ -		$ -		$ -	4.00	$ 11,360.00	100.00%	$ -	$ 568.00
26 56 19.1	SITE LIGHTING -STONE WALL IN-GROUND LIGHTS	EACH	15.00	3,408.00	$ 51,120.00	12.00	$ 40,896.00		$ -		$ -		$ -	12.00	$ 40,896.00	80.00%	$ 10,224.00	$ 2,044.80
26 56 19.2	SITE LIGHTING -BANNER/FLAG POLE LIGHTS	EACH	3.00	3,408.00	$ 10,224.00	-	$ -		$ -		$ -		$ -	-	$ -	0.00%	$ 10,224.00	$ -
26 56 19.3	SITE LIGHTING -BOLLARD LIGHTS ON GREENWAY	EACH	15.00	5,680.00	$ 85,200.00	14.89	$ 84,561.63		$ -		$ -		$ -	14.89	$ 84,561.63	99.25%	$ 638.37	$ 4,228.08
09 91 13	NEW COAT OF EXTERIOR PAINT	LS	1.00	74,399.00	$ 74,399.00	1.00	$ 74,399.00		$ -		$ -		$ -	1.00	$ 74,399.00	100.00%	$ -	$ 3,719.95
23 82 39.19	ELECTRIC UNIT BLOWER HEATER	EACH	3.00	5,679.00	$ 17,037.00	0.05	$ 283.95	2.9500	$ 16,753.05		$ -		$ -	3.00	$ 17,037.00	100.00%	$ -	$ 14.20
23 34 23	WALL MOUNTED EXHAUST FAN	EACH	2.00	8,519.00	$ 17,038.00	0.03	$ 276.87	1.9675	$ 16,761.13		$ -		$ -	2.00	$ 17,038.00	100.00%	$ -	$ 13.84
23 34 23.1	WALL LOUVER WITH MECHANICAL DAMPER	EACH	2.00	8,519.00	$ 17,038.00	1.90	$ 16,186.10	0.1000	$ 851.90		$ -		$ -	2.00	$ 17,038.00	100.00%	$ -	$ 809.31
22 11 16	HOSE BIBBS & DOMESTIC WATER PIPING SYSTEM W/ HEAT TRACIN	LF	550.00	78.00	$ 42,900.00	550.00	$ 42,900.00		$ -		$ -		$ -	550.00	$ 42,900.00	100.00%	$ -	$ 2,145.00

Bicentennial Park **CONTINUATION SHEET**

APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 21
APPLICATION DATE: 10/31/25
PERIOD TO: 10/31/25
PROJECT NO.: 2022-0315

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P		Q	R
						WORK COMPLETED												
Item No.	Item Description	Unit	QTY	Price	Extended Scheduled Value	QUANITY FROM PREVIOUS APPLICATION (G + I)	FROM PREVIOUS APPLICATION (H +J)	QUANTITY THIS PERIOD	THIS PERIOD	QUANTITY OF MATERIALS PRESENTLY STORED (NOT IN G OR I)	MATERIALS PRESENTLY STORED (NOT IN H OR J)	APPROVED FIELD CHANGES QUANTITY THIS PERIOD	APPROVED FIELD CHANGES AMOUNT THIS PERIOD	QUANTITY TOTAL COMPLETED AND STORED TO DATE (G+I+K+M)	TOTAL COMPLETED AND STORED TO DATE (H+J+L+N)	% (P / F)	BALANCE TO FINISH (F - P)	RETAINAGE (IF VARIABLE RATE)
22 14 13.1	INTERNAL GUTTER AND STORM DRAIN PIPING	LS	1.00	48,403.00	$ 48,403.00	0.98	$ 47,192.93	0.02	$ 1,210.07		$ -		$ -	1.00	$ 48,403.00	100.00%	$ -	$ 2,359.65
32 92 00	TURF AND GRASSES	LS	1.00	138,819.00	$ 138,819.00	0.41	$ 57,136.25	0.5884	$ 81,682.75		$ -	(0.2706887)	$ (37,576.74)	0.73	$ 101,242.26	72.93%	$ 37,576.74	$ 2,856.81
32 93 00	PLANTS	LS	1.00	550,494.00	$ 550,494.00	0.81	$ 445,647.33	0.19	$ 104,846.67		$ -	(0.1796217)	$ (98,880.67)	0.82	$ 451,613.33	82.04%	$ 98,880.67	$ 22,282.37
31 37 00	NATURAL BOULDERS	TON	130.00	471.00	$ 61,230.00	-	$ -		$ -		$ -	47.5477700	$ 22,395.00	47.55	$ 22,395.00	36.58%	$ 38,835.00	$ -
32 84 00	IRRIGATION	LS	1.00	163,830.00	$ 163,830.00	0.85	$ 139,636.37	0.15	$ 24,193.63		$ -	(0.1032719)	$ (16,919.04)	0.90	$ 146,910.96	89.67%	$ 16,919.04	$ 6,981.82
12 93 00	SITE FURNISHINGS	LS	1.00	215,813.00	$ 215,813.00	0.64	$ 137,460.54	0.36	$ 78,352.46		$ -	(0.04)	$ (8,334.00)	0.96	$ 207,479.00	96.14%	$ 8,334.00	$ 6,873.03
26 05 19	ELECTRICAL SERVICE	LS	1.00	582,521.00	$ 582,521.00	0.93	$ 543,144.85	0.06759611	$ 39,376.15		$ -	0.018169195	$ 10,583.94	1.02	$ 593,104.94	101.82%	$ (10,583.94)	$ 27,157.23
	ORIGINAL CONTRACT				$ 10,281,197.00		$ 10,281,196.56		$ 369,408.31		$ -		$ (6,020.59)		$ 10,644,584.28	103.53%	$ (363,387.28)	$ 514,059.83
	TOTAL CHANGE ORDERS				$ 363,387.28		$ -		$ -		$ -		$ -		$ -	0.00%	$ 363,387.28	$ -
	CONTRACT SUM TO DATE				$ 10,644,584.28		$ 10,281,196.56		$ 369,408.31		$ -		$ (6,020.59)		$ 10,644,584.28	100.00%	$ -	$ 514,059.83

	Change orders	
1	Change structure from Galvanized to Painted	$30,562.53
2	Change electrical for Barge revised sheets	-$22,756.74
3	Add 29 downspout boots	-$18,516.41
4	Voided	$0.00
5	Credit for grading changes	$268,150.55
6	Traffic control for water investigation at 3rd and Margin	-$6,265.59
7	Use SDR26 instead of SDR35 for sewer	$2,223.45
8	Change 2 manholes to water tight lids	-$1,409.15
9	Change cast iron 1/8 bends to schedule 80	-$2,071.15
10	Credit for Landscaping due to plan revision	$149,327.80
11	Voided	$0.00
12	Undercut North side of the building and backfill	-$15,062.29
13	Build electric riser room to get meter out of floodplain	-$43,154.46
14	Change 3 pier footings inside building	-$11,166.52
15	Voided	$0.00
16	Voided	$0.00
17	Voided	$0.00
18	Voided	$0.00
19	Import topsoil	-$56,740.81
20	Use EMT couplings on electric conduit instead of threaded	$12,172.80
21	Voided	$0.00
22	Voided	$0.00
23	Remove and install cross walk pavers on Margin street	-$4,214.75
24	Grind and seal existing building floor	-$57,642.77
25	Changed area drains from type 43 to type 4260	-$4,445.21
26	Added parking lot light at end of parking area	-$26,881.60
27	Voided	$0.00
28	Waste rock approved for front parking lot fill	-$6,057.79
	19 Change orders for a Total Credit of	$186,051.89
	49 Items Under-run	$1,154,060.25
	42 Items Over-run	-$1,703,499.42
	Total over-run including change orders	-$363,387.28

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-0624

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jonathan Marston, Asst. Director of Engineering
Allison Davis

SUBJECT:

Consideration Of COF Contract No. 2025-0221, With CSX Transportation, Inc. For Lewisburg Pike Sidewalk Project
CIC 8/28/25, 4-0; 2/26/26, 4-0
BOMA 9/23/25, 8-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2025-0221, with CSX Transportation, Inc. for the Lewisburg Pike Sidewalk project.

BACKGROUND/STAFF COMMENTS:

The Lewisburg Pike Sidewalk project intersects the CSX Railroad corridor. Before any permits can be issued, CSX Railroad requires the City of Franklin to enter into a formal Construction Agreement. This agreement is necessary due to the scope of work impacting CSX infrastructure, which includes:

1. Preliminary engineering services
2. Modifications to communication and signal systems
3. Flagging and protective services as deemed necessary by CSX
4. Construction engineering and inspection (CEI) to safeguard CSX Transportation's operational interests

Staff will coordinate with CSX representatives and ensure compliance with all railroad requirements prior to construction activities within the rail corridor.

FINANCIAL IMPACT:

CSX requires $149,420.00 for Engineering & CEI Services, Railroad Flagging Service, and Track Work.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0221.

Franklin, Williamson County, TN
Sidewalk Improvement at Lewisburg Pike
DOT: 350617V, Nashville Subdivision; MP: 000 205.84
OP: TN0945

CONSTRUCTION AGREEMENT

This Construction Agreement ("**Agreement**") is made as of _____, 20__, by and between CSX TRANSPORTATION, INC., a Virginia corporation with its principal place of business in Jacksonville, Florida ("**CSXT**"), and **City of Franklin**, a body corporate and political subdivision of the State of **Tennessee** ("Agency").

EXPLANATORY STATEMENT

1. Agency has proposed to construct, or to cause to be constructed, **a sidewalk extension and ADA accessible grade crossing at Lewisburg Pike, Nashville, Williamson County, Tennessee; at DOT: 350617V; MP: 000 205.84; Atlanta Zone, Nashville Subdivision** (the "**Project**").

2. Agency has obtained, or will obtain, all authorizations, permits and approvals from all local, state and federal agencies (including Agency), and their respective governing bodies and regulatory agencies, necessary to proceed with the Project and to appropriate all funds necessary to construct the Project.

3. Agency acknowledges that: (i) by entering into this Agreement, CSXT will provide services and accommodations to promote public interest in this Project, without profit or other economic inducement typical of other Agency contractors; (ii) neither CSXT nor its affiliates (including their respective directors, officers, employees or agents) will incur any costs, expenses, losses or liabilities in excess of payments made to CSXT, by or on behalf of Agency or its contractors, pursuant to this Agreement; and (iii) CSXT retains the paramount right to regulate all activities affecting its property and operations.

4. It is the purpose of this Agreement to provide for the terms and conditions upon which the Project may proceed.

NOW, THEREFORE, in consideration of the foregoing Explanatory Statement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties, the parties agree as follows:

1. Project Plans and Specifications

   1.1 Preparation and Approval. Pursuant to Exhibit A of this Agreement, all plans, specifications, drawings and other documents necessary or appropriate to the design and construction of the Project shall be prepared, at Agency's sole cost and expense, by Agency or CSXT or their respective contractors. Project plans, specifications and drawings prepared by or on behalf of Agency shall be subject, at CSXT's election, to the review and approval of CSXT. Such plans, specifications and drawings, as prepared or approved by CSXT, are referred to as the "**Plans**", and shall be

incorporated and deemed a part of this Agreement. Plans prepared or submitted to and approved by CSXT as of the date of this Agreement are set forth in Exhibit B to this Agreement.

1.2 Effect of CSXT Approval or Preparation of Plans. By its review, approval or preparation of Plans pursuant to this Agreement, CSXT signifies only that such Plans and improvements constructed in accordance with such Plans satisfy CSXT's requirements. CSXT expressly disclaims all other representations and warranties in connection with the Plans, including, but not limited to, the integrity, suitability or fitness for the purposes of Agency or any other persons of the Plans or improvements constructed in accordance with the Plans.

1.3 Compliance with Plans. The Project shall be constructed in accordance with the Plans.

2. Allocation and Conduct of Work

Work in connection with the Project shall be allocated and conducted as follows:

2.1 CSXT Work. Subject to timely payment of Reimbursable Expenses as provided by Section 4, CSXT shall provide, or cause to be provided, the services as set forth by Exhibit A to this Agreement. Agency agrees that CSXT shall provide all services that CSXT deems necessary or appropriate (whether or not specified by Exhibit A) to preserve and maintain its property and operations, without impairment or exposure to liability of any kind and in compliance with all applicable federal, state and local regulations and CSXT's contractual obligations, including, but not limited to, CSXT's existing or proposed third party agreements and collective bargaining agreements.

2.2 Agency Work. Agency shall perform, or cause to be performed, all work as set forth by Exhibit A, at Agency's sole cost and expense.

2.3 Conduct of Work. CSXT shall commence its work under this Agreement following: (i) delivery to CSXT of a notice to proceed from Agency; (ii) payment of Reimbursable Expenses (as provided by Section 4.1) as required by CSXT prior to the commencement of work by CSXT; (iii) issuance of all permits, approvals and authorizations necessary or appropriate for such work; and (iv) delivery of proof of insurance acceptable to CSXT, as required by Section 9. The initiation of any services by CSXT pursuant to this Agreement, including, but not limited to, the issuance of purchase orders or bids for materials or services, shall constitute commencement of work for the purposes of this Section. The parties intend that all work by CSXT or on CSXT property shall conclude no later than **January 26, 2028**, unless the parties mutually agree to extend such date.

3. Special Provisions. Agency shall observe and abide by, and shall require its contractors ("**Contractors**") to observe and abide by the terms, conditions and provisions set forth in Exhibit C to this Agreement (the "Special Provisions"). To the extent that Agency performs Project work itself, Agency shall be deemed a Contractor for purposes of this Agreement. Agency further agrees that, prior to the commencement of Project work by any third party Contractor, such Contractor shall execute and deliver to CSXT Schedule I to this Agreement to acknowledge Contractor's agreement to observe and abide by the terms and conditions of this Agreement.

4. Cost of Project and Reimbursement Procedures

4.1 Reimbursable Expenses. Agency shall reimburse CSXT for all costs and expenses incurred by CSXT in connection with the Project, including, without limitation: (1) all out of pocket expenses, (2) travel and lodging expenses, (3) telephone, facsimile, and mailing expenses, (4) costs for equipment, tools, materials and supplies, (5) sums paid to CSXT's consultants and subcontractors, and (6) CSXT labor in connection with the Project, together with CSXT labor overhead percentages established by CSXT pursuant to applicable law (collectively, "**Reimbursable Expenses**"). Reimbursable Expenses shall also include expenses incurred by CSXT prior to the date of this Agreement to the extent identified by the Estimate provided pursuant to Section 4.2.

4.2 Estimate. CSXT has estimated the total Reimbursable Expenses for the Project as shown on Exhibit D (the "**Estimate**", as amended or revised). In the event CSXT anticipates that actual Reimbursable Expenses for the Project may exceed such Estimate, it shall provide Agency with the revised Estimate of the total Reimbursable Expenses, together with a revised Payment Schedule (as defined by Section 4.3.1), for Agency's approval and confirmation that sufficient funds have been appropriated to cover the total Reimbursable Expenses of such revised Estimate. CSXT may elect, by delivery of notice to Agency, to immediately cease all further work on the Project, unless and until Agency provides such approval and confirmation. Furthermore, the Agency acknowledges and understands that any estimated cost to construct the project shall only be good for a limited period of time and that any delays to move to construction, if CSXT agrees to such construction, shall result in increased costs.

4.3 Payment Terms.

4.3.1 Agency shall pay CSXT for Reimbursable Expenses in the amounts and on the dates set forth in the Payment Schedule as shown on Exhibit E (the "Payment Schedule", as revised pursuant to Section 4.2). CSXT agrees to submit invoices to Agency for such amounts and Agency shall remit payment to CSXT at the later of thirty (30) days following delivery of each such invoice to Agency or, the payment date (if any) set forth in the Payment Schedule.

4.3.2 Following completion of the Project, CSXT shall submit to Agency a final invoice that reconciles the total Reimbursable Expenses incurred by CSXT against the total payments received from Agency. Agency shall pay to CSXT the amount by which Reimbursable Expenses exceed total payments as shown by the final invoice, within thirty (30) days following delivery of such invoice to Agency. In the event that the payments received by CSXT from Agency exceed the Reimbursable Expenses, CSXT shall remit such excess to Agency.

4.3.3 In the event that Agency fails to pay CSXT any sums due CSXT under this Agreement: (i) CSXT may elect, by delivery of notice to Agency: (A) to immediately cease all further work on the Project, unless and until Agency pays the entire delinquent sum; and/or (B) to terminate this Agreement.

4.3.4 All invoices from CSXT shall be delivered to Agency in accordance with Section 16 of this Agreement. All payments by Agency to CSXT shall be made by certified check and mailed to the following address or such other address as designated by CSXT's notice to Agency:

CSX Transportation, Inc.
P.O. Box 530192
Atlanta, GA 30353-0192

4.4 Effect of Termination. Agency's obligation to pay to CSXT Reimbursable Expenses in accordance with Section 4 shall survive termination of this Agreement for any reason.

5. Appropriations Agency represents to CSXT that: (i) Agency has appropriated funds sufficient to reimburse CSXT for the Reimbursable Expenses encompassed by the Estimate attached as Exhibit D; (ii) Agency shall use its best efforts to obtain appropriations necessary to cover Reimbursable Expenses encompassed by subsequent Estimates approved by Agency; and (iii) Agency shall promptly notify CSXT in the event that Agency is unable to obtain such appropriations.

6. Easements and Licenses

6.1 Agency Obligation. Agency shall acquire all necessary licenses, permits and easements required for the Project.

6.2 Temporary Construction Licenses. Insofar as it has the right to do so, CSXT hereby grants Agency a nonexclusive license to access and cross CSXT's property, to the extent necessary for the construction of the Project (excluding ingress or egress over public grade crossings), along such routes and upon such terms as may be defined and

imposed by CSXT and such temporary construction easements as may be designated on the Plans approved by CSXT.

6.3 Temporary Construction Easements. CSXT may grant without warranty to Agency, if required, a temporary non-exclusive easement for access to the extent necessary for the project on terms and conditions and at a price acceptable to the parties.

6.4 Maintenance Agreement. Contemporaneous with the execution of this Agreement, CSXT and Agency have executed that certain Maintenance Agreement providing for Agency's ongoing use, maintenance, repair, renewal and removal of the Project.

6.5 Permanent Easements. Insofar as it has the right to do so, CSXT shall grant, without warranty to Agency, easements for the use and maintenance (in accordance with the provisions of the Maintenance Agreement described in 6.4) of the Project wholly or partly on CSXT property as shown on the Plans approved by CSXT, if any, on terms and conditions and at a price acceptable to both parties. Upon request by CSXT, Agency shall furnish to CSXT descriptions and plat plans for the easements.

7. Permits At its sole cost and expense, Agency shall procure all permits and approvals required by any federal, state, or local governments or governmental agencies for the construction, maintenance and use of the Project, copies of which shall be provided to CSXT.

8. Termination

8.1 By Agency. In addition to the other rights and remedies available to Agency under this Agreement, Agency may terminate this Agreement by delivery of notice to CSXT in the event CSXT or its Contractors fail to observe the terms or conditions of this Agreement and such failure continues more than ten (10) business days following delivery of notice of such failure by Agency to CSXT.

8.2 By CSXT. In addition to the other rights and remedies available to CSXT under this Agreement, CSXT may terminate this Agreement by delivery of notice to Agency in the event Agency or its Contractors fail to observe the terms or conditions of this Agreement and such failure continues more than ten (10) business days following delivery of notice of such failure by CSXT to Agency.

8.3 Consequences of Termination. If the Agreement is terminated by either party pursuant to this Section or any other provision of this Agreement, the parties understand that it may be impractical for them to immediately stop the Work. Accordingly, they agree that, in such instance a party may continue to perform Work until it has reached a point where it may reasonably and safely suspend the Work. Agency shall reimburse CSXT pursuant to this Agreement for the Work performed, plus all costs reasonably incurred by CSXT to discontinue the Work and protect the Work upon full suspension of the same, the cost of returning CSXT's property to its former condition, and all other costs

of CSXT incurred as a result of the Project up to the time of full suspension of the Work. Termination of this Agreement or Work on the Project, for any reason, shall not diminish or reduce Agency's obligation to pay CSXT for Reimbursable Expenses incurred in accordance with this Agreement. In the event of the termination of this Agreement or the Work for any reason, CSXT's only remaining obligation to Agency shall be to refund to Agency payments made to CSXT in excess of Reimbursable Expenses in accordance with Section 4.

9. Insurance In addition to the insurance that Agency requires of its Contractor, Agency shall acquire or require its Contractor to purchase and maintain insurance in compliance with CSXT's insurance requirements attached to this Agreement as Exhibit F. Neither Agency nor Contractor shall commence work on the Project until such policy or policies have been submitted to and approved by CSXT's Risk Management Department.

10. Ownership and Maintenance

- **At Grade Crossings**

10.1 By Agency. Agency shall maintain and repair, at its sole cost and expense, all parts comprising the permanent aspects of the Project, as shown by the Plans, consisting of roadway pavement up to the outer ends of the railroad cross ties, sidewalks, guardrails, and curbs, in good and safe condition to CSXT's satisfaction. In the event Agency fails to do so after reasonable notice from CSXT (unless an emergency condition exists or is imminent in the opinion of CSXT that requires immediate action), CSXT may perform such maintenance and repair, at Agency's sole cost and expense.

10.2 By CSXT. CSXT shall maintain and repair the crossing surface between the ends of its cross ties and its signal facilities at the crossing, at Agency's sole cost and expense.

10.3 Alterations. Agency shall not undertake any alteration, modification or expansion of the Project, without the prior written approval of CSXT, which may be withheld for any reason, and the execution of such agreements as CSXT may require. CSXT may undertake alterations of its property, track or facilities and shall be reimbursed by Agency for the expenses incurred by CSXT with respect to the removal and restoration of the crossing in connections with such alteration.

11. Indemnification

11.1 Generally. To the maximum extent permitted by applicable law, Agency and its Contractors shall indemnify, defend, and hold CSXT and its affiliates harmless from and against all claims, demands, payments, suits, actions, judgments, settlements, and damages of every nature, degree, and kind (including direct, indirect, consequential, incidental, and punitive damages), for any injury to or death to any person(s) (including, but not limited to the employees of CSXT, its affiliates, Agency or its Contractors), for the loss of or damage to any property whatsoever (including but not

limited to property owned by or in the care, custody, or control of CSXT, its affiliates, Agency or its Contractors, and environmental damages and any related remediation brought or recovered against CSXT and its affiliates), arising directly or indirectly from the negligence, recklessness or intentional wrongful misconduct of the Contractors, Agency, and their respective agents, employees, invitees, contractors, or its contractors' agents, employees or invitees in the performance of work in connection with the Project or activities incidental thereto, or from their presence on or about CSXT's property. The foregoing indemnification obligation shall not be limited to the insurance coverage required by this Agreement, except to the extent required by law or otherwise expressly provided by this Agreement.

11.2 Compliance with Laws. Agency shall comply, and shall require its Contractors to comply, with any federal, state, or local laws, statutes, codes, ordinances, rules, and regulations applicable to its construction and maintenance of the Project. To the extent permitted by Tennessee state law. Agency's Contractors shall indemnify, defend, and hold CSXT and its affiliates harmless with respect to any fines, penalties, liabilities, or other consequences arising from breaches of this Section.

11.3 "CSXT Affiliates". For the purpose of this Section 11, CSXT's affiliates include CSX Corporation and all entities, directly or indirectly, owned or controlled by or under common control of CSXT or CSX Corporation and their respective officers, directors, employees and agents.

11.4 Notice of Incidents. Agency and its Contractor shall notify CSXT promptly of any loss, damage, injury or death arising out of or in connection with the Project work.

11.5 Survival. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.

12. Independent Contractor The parties agree that neither Agency nor its Contractors shall be deemed either agents or independent contractors of CSXT. Except as otherwise provided by this Agreement, CSXT shall exercise no control whatsoever over the employment, discharge, compensation of, or services rendered by Agency or Agency's Contractors, or the construction practices, procedures, and professional judgment employed by Agency or its Contractor to complete the Project. Notwithstanding the foregoing, this Section 12 shall in no way affect the absolute authority of CSXT to prohibit Agency or its Contractors or anyone from entering CSXT's property, or to require the removal of any person from its property, if it determines, in its sole discretion, that such person is not acting in a safe manner or that actual or potential hazards in, on or about the Project exist.

13. "Entire Agreement" This Agreement embodies the entire understanding of the parties, may not be waived or modified except in a writing signed by authorized representatives of both parties, and supersedes all prior or contemporaneous written or oral understandings, agreements or negotiations regarding its subject matter. In the event of any inconsistency

between this Agreement and the Exhibits, the more specific terms of the Exhibits shall be deemed controlling.

14. Waiver If either party fails to enforce its respective rights under this Agreement, or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights or obligations in this Agreement.

15. Assignment CSXT may assign this Agreement and all rights and obligations herein to a successor in interest, parent company, affiliate, or future affiliate. Upon assignment of this Agreement by CSXT and the assumption of CSXT's assignee of CSXT's obligations under this Agreement, CSXT shall have no further obligation under this Agreement. Agency shall not assign its rights or obligations under this Agreement without CSXT's prior consent, which consent may be withheld for any reason.

16. Notices All notices, consents and approvals required or permitted by this Agreement shall be in writing and shall be deemed delivered upon personal delivery, upon the expiration of three (3) days following mailing by first class U.S. mail, or upon the next business day following mailing by a nationally recognized overnight carrier, to the parties at the addresses set forth below, or such other addresses as either party may designate by delivery of prior notice to the other party:

If to CSXT:	CSX Transportation, Inc. 4802 Decoursey Pike Taylor Mill, Kentucky 41015 Attention: Brad Armstrong, Public Project Manager
If to Agency:	City of Franklin 109 3rd Avenue South Franklin, TN 37064 ATTN: Paul Holzen

17. Severability The parties agree that if any part, term or provision of this Agreement is held to be illegal, unenforceable or in conflict with any applicable federal, state, or local law or regulation, such part, term or provision shall be severable, with the remainder of the Agreement remaining valid and enforceable.

18. Applicable Law This Agreement shall be governed by the laws of the State of **Tennessee**, exclusive of its choice of law rules. The parties further agree that the venue of all legal and equitable proceedings related to disputes under this Agreement shall be situated in Williamson County, Tennessee, and the parties agree to submit to the personal jurisdiction of any State or Federal court situated in **Williamson County**, Tennessee.

BY SIGNING THIS AGREEMENT, I certify that there have been no changes made to the content of this Agreement since its approval by the CSXT Legal Department on **November 5, 2021.**

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate, each by its duly authorized officers, as of the date of this Agreement.

City of Franklin

By:_____

Name:_____

Title:_____

CSX TRANSPORTATION, INC.

By:_____
Name: _____
Title: _____

EXHIBIT A
ALLOCATION OF WORK

Subject to Section 2.1, work to be performed in connection with the Project is allocated as follows:

A. Agency shall let by contract to its Contractors:

1. Construct a sidewalk and pedestrian crossing at Lewisburg Pike.

B. CSXT shall perform or cause to be performed:

1. Preliminary engineering services.
2. Changes in communication and signal lines.
3. Flagging services and other protective services and devices as may be necessary.
4. Construction engineering and inspection to protect the interests of CSXT.

EXHIBIT B

PLANS AND SPECIFICATIONS

Plans, Specifications and Drawings:

As of the date of this Agreement, the following plans, specifications and drawings have been submitted by Agency to CSXT for its review and approval:

City of Fraklin, Tennessee, Williamson County
S.R. 106 (Lewisburg Pike) Sidewalk & MUP (Multi-Use Path)
from North of Stewart Street to East of Collins' Farm

SHEET	DESCRIPTION	PREPARER	DATE
1 of 71	Title Sheet and Index	Brian Ralstin	1/20/26
2 of 71	Roadway Index	Brian Ralstin	1/20/26
3-4 of 71	Estimated Project Quantities	Brian Ralstin	1/20/26
5 of 71	Typical Sections	Brian Ralstin	1/20/26
6 of 71	Typical Sections & Pavement Schedule	Brian Ralstin	1/20/26
7 of 71	Railroad General Notes	Brian Ralstin	1/20/26
8 of 71	Environmental Notes	Brian Ralstin	1/20/26
9-10 of 71	Tabulated Quantities	Brian Ralstin	1/20/26
11 of 71	Right of Way Notes, Utility Notes & Owners	Brian Ralstin	1/20/26
12 of 71	Right of Way Acquisition Table & Control Points	Brian Ralstin	1/20/26
13 of 71	Property Map	Brian Ralstin	1/20/26
14 of 71	Present Layout	Brian Ralstin	1/20/26
15 of 71	Right of Way Details	Brian Ralstin	1/20/26
16 of 71	Proposed Layout	Brian Ralstin	1/20/26
17 of 71	Proposed Profile	Brian Ralstin	1/20/26
18 of 71	Present Layout	Brian Ralstin	1/20/26
19 of 71	Right of Way Details	Brian Ralstin	1/20/26
20 of 71	Proposed Layout	Brian Ralstin	1/20/26
21 of 71	Proposed Profile	Brian Ralstin	1/20/26
22 of 71	Present Layout	Brian Ralstin	1/20/26
23 of 71	Right of Way Details	Brian Ralstin	1/20/26
24 of 71	Proposed Layout	Brian Ralstin	1/20/26
25 of 71	Proposed Profile	Brian Ralstin	1/20/26
26 of 71	Private Drive, Business & Field Entrance	Brian Ralstin	1/20/26
27 of 71	Drainage Map	Brian Ralstin	1/20/26
28 of 71	ESPC Notes	Brian Ralstin	1/20/26
29 of 71	ESPC Quantities Legend & Outfall Table	Brian Ralstin	1/20/26

30-38 of 71	ESPC Layout	Brian Ralstin	1/20/26
39-41 of 71	Signing & Pavement Markings	Brian Ralstin	1/20/26
42 of 71	Sign Schedule	Brian Ralstin	1/20/26
43-52 of 71	Roadway Cross Sections	Brian Ralstin	1/20/26
53 of 71	Traffic Control Notes	Brian Ralstin	1/20/26
54 of 71	Traffic Control Legend & Tabulation	Brian Ralstin	1/20/26
55-56 of 71	Phase I Traffic Control Detour	Brian Ralstin	1/20/26
57-59 of 71	Utility Layout	Brian Ralstin	1/20/26
60-62 of 71	Utility Profile	Brian Ralstin	1/20/26
63 of 71	Proposed Sanitary Sewer Profile	Brian Ralstin	1/20/26
64 of 71	Water & Sewer Details	Brian Ralstin	1/20/26
65 of 71	Water & Sewer Quantities & Notes	Brian Ralstin	1/20/26
66 of 71	Gas Quantities & Notes	Brian Ralstin	1/20/26
67 of 71	Gas Notes	Brian Ralstin	1/20/26
68 of 71	Atmos Energy Details	Brian Ralstin	1/20/26
69-71 of 71	Electric & Communications Utility Layout	Brian Ralstin	1/20/26

EXHIBIT C

CSXT SPECIAL PROVISIONS

DEFINITIONS:

As used in these Special Provisions, all capitalized terms shall have the meanings ascribed to them by the Agreement, and the following terms shall have the meanings ascribed to them below:

"CSXT" shall mean CSX Transportation, Inc., its successors and assigns.

"CSXT Representative" shall mean the authorized representative of CSX Transportation, Inc.

"Agreement" shall mean the Agreement between CSXT and Agency dated as of _____, as amended from time to time.

"Agency" shall mean the **City of Franklin.**

"Agency Representative" shall mean the authorized representative of **City of Franklin**.

"Contractor" shall have the meaning ascribed to such term by the Agreement.

"Work" shall mean the Project as described in the Agreement.

I. AUTHORITY OF CSXT ENGINEER

The CSXT Representative shall have final authority in all matters affecting the safe maintenance of CSXT operations and CSXT property, and his or her approval shall be obtained by the Agency or its Contractor for methods of construction to avoid interference with CSXT operations and CSXT property and all other matters contemplated by the Agreement and these Special Provisions.

II. INTERFERENCE WITH CSXT OPERATIONS

A. Agency or its Contractor shall arrange and conduct its work so that there will be no interference with CSXT operations, including train, signal, telephone and telegraphic services, or damage to CSXT's property, or to poles, wires, and other facilities of tenants on CSXT's Property or right-of-way. Agency or its Contractor shall store materials so as to prevent trespassers from causing damage to trains, or CSXT Property. Whenever Work is likely to affect the operations or safety of trains, the method of doing such Work shall first be submitted to the

CSXT Representative for approval, but such approval shall not relieve Agency or its Contractor from liability in connection with such Work.

B. If conditions arising from or in connection with the Project require that immediate and unusual provisions be made to protect train operation or CSXT's property, Agency or its Contractor shall make such provision. If the CSXT Representative determines that such provision is insufficient, CSXT may, at the expense of Agency or its Contractor, require or provide such provision as may be deemed necessary, or cause the Work to cease immediately.

III. NOTICE OF STARTING WORK. Agency or its Contractor shall not commence any work on CSXT Property or rights-of-way until it has complied with the following conditions:

A. Notify CSXT in writing of the date that it intends to commence Work on the Project. Such notice must be received by CSXT at least ten business days in advance of the date Agency or its Contractor proposes to begin Work on CSXT property. The notice must refer to this Agreement by date. If flagging service is required, such notice shall be submitted at least thirty (30) business days in advance of the date scheduled to commence the Work.

B. Obtain authorization from the CSXT Representative to begin Work on CSXT property, such authorization to include an outline of specific conditions with which it must comply.

C. Obtain from CSXT the names, addresses and telephone numbers of CSXT's personnel who must receive notice under provisions in the Agreement. Where more than one individual is designated, the area of responsibility of each shall be specified.

IV. WORK FOR THE BENEFIT OF THE CONTRACTOR

A. No temporary or permanent changes to wire lines or other facilities (other than third party fiber optic cable transmission systems) on CSXT property that are considered necessary to the Work are anticipated or shown on the Plans. If any such changes are, or become, necessary in the opinion of CSXT or Agency, such changes will be covered by appropriate revisions to the Plans and by preparation of a force account estimate. Such force account estimate may be initiated by either CSXT or Agency, but must be approved by both CSXT and Agency. Agency or Contractor shall be responsible for arranging for the relocation of the third party fiber optic cable transmission systems, at no cost or expense to CSXT.

B. Should Agency or Contractor desire any changes in addition to the above, then it shall make separate arrangements with CSXT for such changes to be accomplished at the Agency or Contractor's expense.

V. HAUL ACROSS RAILROAD

A. If Agency or Contractor desires access across CSXT property or tracks at other than an existing and open public road crossing in or incident to construction of the Project, the Agency or Contractor must first obtain the permission of CSXT and shall execute a license agreement or right of entry satisfactory to CSXT, wherein Agency or Contractor agrees to bear all costs and liabilities related to such access.

B. Agency and Contractor shall not cross CSXT's property and tracks with vehicles or equipment of any kind or character, except at such crossing or crossings as may be permitted pursuant to this section.

VI. COOPERATION AND DELAYS

A. Agency or Contractor shall arrange a schedule with CSXT for accomplishing stage construction involving work by CSXT. In arranging its schedule, Agency or Contractor shall ascertain, from CSXT, the lead time required for assembling crews and materials and shall make due allowance therefore.

B. Agency or Contractor may not charge any costs or submit any claims against CSXT for hindrance or delay caused by railroad traffic; work done by CSXT or other delay incident to or necessary for safe maintenance of railroad traffic; or for any delays due to compliance with these Special Provisions.

C. Agency and Contractor shall cooperate with others participating in the construction of the Project to the end that all work may be carried on to the best advantage.

D. Agency and Contractor understand and agree that CSXT does not assume any responsibility for work performed by others in connection the Project. Agency and Contractor further understand and agree that they shall have no claim whatsoever against CSXT for any inconvenience, delay or additional cost incurred by Agency or Contractor on account of operations by others.

VII. STORAGE OF MATERIALS AND EQUIPMENT

Agency and Contractor shall not store their materials or equipment on CSXT's property or where they may potentially interfere with CSXT's operations, unless Agency or Contractor has received CSXT Representative's prior written permission. Agency and Contractor understand and agree that CSXT will not be liable for any damage to such

materials and equipment from any cause and that CSXT may move, or require Agency or Contractor to move, such material and equipment at Agency's or Contractor's sole expense. To minimize the possibility of damage to the railroad tracks resulting from the unauthorized use of equipment, all grading or other construction equipment that is left parked near the tracks unattended by watchmen shall be immobilized to the extent feasible so that it cannot be moved by unauthorized persons.

VIII. CONSTRUCTION PROCEDURES

A. General

1. Construction work on CSXT property shall be subject to CSXT's inspection and approval.
2. Construction work on CSXT property shall be in accord with CSXT's written outline of specific conditions and with these Special Provisions.
3. Contractor shall observe the terms and rules of the CSXT Safe Way manual, which Agency and Contractor shall be required to obtain from CSXT, and in accord with any other instructions furnished by CSXT or CSXT's Representative.

B. Blasting

1. Agency or Contractor shall obtain CSXT Representative's and Agency Representative's prior written approval for use of explosives on or adjacent to CSXT property. If permission for use of explosives is granted, Agency or Contractor must comply with the following:

   a. Blasting shall be done with light charges under the direct supervision of a responsible officer or employee of Agency or Contractor.

   b. Electric detonating fuses shall not be used because of the possibility of premature explosions resulting from operation of two-way train radios.

   c. No blasting shall be done without the presence of an authorized representative of CSXT. At least 10 days' advance notice to CSXT Representative is required to arrange for the presence of an authorized CSXT representative and any flagging that CSXT may require.

   d. Agency or Contractor must have at the Project site adequate equipment, labor and materials, and allow sufficient time, to (i) clean up (at Agency's expense) debris resulting from the blasting

without any delay to trains; and (ii) correct (at Agency's expense) any track misalignment or other damage to CSXT's property resulting from the blasting, as directed by CSXT Representative, without delay to trains. If Agency's or Contractor's actions result in delay of any trains, including Amtrak passenger trains, Agency shall bear the entire cost thereof.

e. Agency and Contractor shall not store explosives on CSXT property.

2. CSXT Representative will:

a. Determine the approximate location of trains and advise Agency or Contractor of the approximate amount of time available for the blasting operation and clean-up.

b. Have the authority to order discontinuance of blasting if, in his or her opinion, blasting is too hazardous or is not in accord with these Special Provisions.

IX. MAINTENANCE OF DITCHES ADJACENT TO CSXT TRACKS

Agency or Contractor shall maintain all ditches and drainage structures free of silt or other obstructions that may result from their operations. Agency or Contractor shall provide erosion control measures during construction and use methods that accord with applicable state standard specifications for road and bridge construction, including either (1) silt fence; (2) hay or straw barrier; (3) berm or temporary ditches; (4) sediment basin; (5) aggregate checks; and (6) channel lining. All such maintenance and repair of damages due to Agency's or Contractor's operations shall be performed at Agency's expense.

X. FLAGGING / INSPECTION SERVICE

A. CSXT has sole authority to determine the need for flagging required to protect its operations and property. In general, flagging protection will be required whenever Agency or Contractor or their equipment are, or are likely to be, working within fifty (50) feet of live track or other track clearances specified by CSXT, or over tracks.

B. Agency shall reimburse CSXT directly for all costs of flagging that is required on account of construction within CSXT property shown in the Plans, or that is covered by an approved plan revision, supplemental agreement or change order.

C. Agency or Contractor shall give a minimum of 10 days' advance notice to CSXT Representative for anticipated need for flagging service. No work shall be undertaken until the flag person(s) is/are at the job site. If it is necessary for CSXT to advertise a flagging job for bid, it may take up to 90-days to obtain this service, and CSXT shall not be liable for the cost of delays attributable to obtaining such service.

D. CSXT shall have the right to assign an individual to the site of the Project to perform inspection service whenever, in the opinion of CSXT Representative, such inspection may be necessary. Agency shall reimburse CSXT for the costs incurred by CSXT for such inspection service. Inspection service shall not relieve Agency or Contractor from liability for its Work.

E. CSXT shall render invoices for, and Agency shall pay for, the actual pay rate of the flagpersons and inspectors used, plus standard additives, whether that amount is above or below the rate provided in the Estimate. If the rate of pay that is to be used for inspector or flagging service is changed before the work is started or during the progress of the work, whether by law or agreement between CSXT and its employees, or if the tax rates on labor are changed, bills will be rendered by CSXT and paid by Agency using the new rates. Agency and Contractor shall perform their operations that require flagging protection or inspection service in such a manner and sequence that the cost of such will be as economical as possible.

XI. UTILITY FACILITIES ON CSXT PROPERTY

Agency shall arrange, upon approval from CSXT, to have any utility facilities on or over CSXT Property changed as may be necessary to provide clearances for the proposed trackage.

XII. CLEAN-UP

Agency or Contractor, upon completion of the Project, shall remove from CSXT's Property any temporary grade crossings, any temporary erosion control measures used to control drainage, all machinery, equipment, surplus materials, falsework, rubbish, or temporary buildings belonging to Agency or Contractor. Agency or Contractor, upon completion of the Project, shall leave CSXT Property in neat condition, satisfactory to CSXT Representative.

XIII. FAILURE TO COMPLY

If Agency or Contractor violate or fail to comply with any of the requirements of these Special Provisions, (a) CSXT may require Agency and/or Contractor to vacate CSXT Property; and (b) CSXT may withhold monies due Agency and/or Contractor; (c) CSXT

may require Agency to withhold monies due Contractor; and (d) CSXT may cure such failure and the Agency shall reimburse CSXT for the cost of curing such failure.

EXHIBIT D

INITIAL ESTIMATE
ATTACHED

ACCT. CODE : 709 - TN0945

Buy America

Form Revision 04/29/25

ESTIMATE SUBJECT TO REVISION AFTER:	**5/19/2026**		**DOT NO.:** 350617V		
CITY: Franklin	**COUNTY:** Williamson		**STATE:** TN		
DESCRIPTION:	Franklin, Williamson County, TN - Lewisburg Pike (SR 106) Sidewalk from North of Stewart St. to East of Collins Farm at grade crossing to CSXT; DOT 350617V, Atlanta Zone, Nashville Subdivision, MP# 000 205.84.				
ZONE: Atlanta	**SUB-DIV:** Nashville		**MILE POST:** 000 205.84		
AGENCY PROJECT NUMBER:					

PRELIMINARY ENGINEERING:							
Contracted & Administrative Engineering Services - Crouch Engineering						$	9,700
Contracted & Administrative Engineering Services - CSXT Admin Fees						$	1,000
Subtotal						**$**	**10,700**
CONSTRUCTION ENGINEERING/INSPECTION:							
Contracted & Administrative Engineering Services - Crouch Engineering						$	24,000
Contracted & Administrative Engineering Services - CSXT Admin Fees						$	1,500
Subtotal						**$**	**25,500**
FLAGGING SERVICE: (Contract Labor)							
Labor (Foreman/Inspector)		30	Days @	$	700.00	$	21,000
Additive	245.90% (Engineering Department)					$	51,639
Subtotal						**$**	**72,639**
SIGNAL & COMMUNICATIONS WORK:						**$**	-
TRACK WORK:						**$**	**49,725**
PROJECT SUBTOTAL:						**$**	**158,564**
CONTINGENCIES:	10.00%					$	15,857
PROJECT TOTAL:	**********					$	174,421
CURRENT AUTHORIZED BUDGET:	**********					$	25,000
TOTAL SUPPLEMENT REQUESTED:	**********					**$**	**149,421**

DIVISION OF COST:

Agency	100.00%	$	149,421
Railroad	0.00%	$	-
		$	149,421

NOTE: Estimate is based on FULL CROSSING CLOSURE during work by Railroad Forces.

This estimate has been prepared based on site conditions, anticipated work duration periods, material prices, labor rates, manpower and resource availability, and other factors known as of the date prepared. The actual cost for CSXT work may differ based upon the agency's requirements, their contractor's work procedures, and/or other conditions that become apparent once construction commences or during the progress of the work

Office of Director - CSXT Public Projects, Jacksonville, Florida

Estimated prepared by: M Moawad, Crouch Engineering **DATE:** 05/05/25 **REVISED:**

Approved by: *CTA* **DATE:** 05/19/25

CSXT Public Project Group

EXHIBIT E

PAYMENT SCHEDULE

*** NOTE ALTERNATE PROVISIONS:**

Advance Payment in Full

Upon execution and delivery of notice to proceed with the Project, Agency will deposit with CSXT a sum equal to the Reimbursable Expenses, as shown by the Estimate. If CSXT anticipates that it may incur Reimbursable Expenses in excess of the deposited amount, CSXT will request an additional deposit equal to the then remaining Reimbursable Expenses which CSXT estimates that it will incur. CSXT shall request such additional deposit by delivery of invoices to Agency. Agency shall make such additional deposit within 30 days following delivery of such invoice to Agency.

EXHIBIT F

INSURANCE REQUIREMENTS

I. Insurance Policies:

Agency and Contractor, if and to the extent that either is performing work on or about CSXT's property, shall procure and maintain the following insurance policies:

1. Commercial General Liability coverage at their sole cost and expense with limits of not less than $5,000,000 in combined single limits for bodily injury and/or property damage per occurrence, and such policies shall name CSXT as an additional named insured. The policy shall include endorsement ISO CG 24 17 evidencing that coverage is provided for work within 50 feet of a railroad. If such endorsement is not included, railroad protective liability insurance must be provided as described in item 4 below.

2. Statutory Worker's Compensation and Employers Liability Insurance with limits of not less than $1,000,000, which insurance must contain a waiver of subrogation against CSXT and its affiliates (if permitted by state law).

3. Commercial automobile liability insurance with limits of not less than $1,000,000 combined single limit for bodily injury and/or property damage per occurrence, and such policies shall name CSXT as an additional named insured. The policy shall include endorsement ISO CA 20 70 evidencing that coverage is provided for work within 50 feet of a railroad. If such endorsement is not included, railroad protective liability insurance must be provided as described in item 4 below.

4. Railroad protective liability insurance with limits of not less than $5,000,000 combined single limit for bodily injury and/or property damage per occurrence and an aggregate annual limit of $10,000,000, which insurance shall satisfy the following additional requirements:

   a. The Railroad Protective Insurance Policy must be on the ISO/RIMA Form of Railroad Protective Insurance - Insurance Services Office (ISO) Form CG 00 35.

   b. CSX Transportation must be the named insured on the Railroad Protective Insurance Policy.

   c. Name and Address of Contractor and Agency must appear on the Declarations page.

   d. Description of operations must appear on the Declarations page and must match the Project description.

e. Authorized endorsements must include the Pollution Exclusion Amendment - CG 28 31, unless using form CG 00 35 version 96 and later.

f. Authorized endorsements may include:

(i). Broad Form Nuclear Exclusion - IL 00 21
(ii) 30-day Advance Notice of Non-renewal or cancellation
(iii) Required State Cancellation Endorsement
(iv) Quick Reference or Index - CL/IL 240

g. Authorized endorsements may not include:

(i) A Pollution Exclusion Endorsement except CG 28 31
(ii) A Punitive or Exemplary Damages Exclusion
(iii) A "Common Policy Conditions" Endorsement
(iv) Any endorsement that is not named in Section 4 (e) or (f) above.
(v) Policies that contain any type of deductible

5. All insurance companies must be A. M. Best rated A- and Class VII or better.

6. The CSX OP number or CSX contract number, as applicable, must appear on each Declarations page and/or certificates of insurance.

7. Such additional or different insurance as CSXT may require.

II. Additional Terms

1. Contractor must submit the original Railroad Protective Liability policy, Certificates of Insurance and all notices and correspondence regarding the insurance policies to: mdonnelly@crouchengineering.com and csxpublicprojects@crouchengineering.com

2. Neither Agency nor Contractor may begin work on the Project until it has received CSXT's written approval of the required insurance.

SCHEDULE I

CONTRACTOR'S ACCEPTANCE

To and for the benefit of CSX Transportation, Inc. ("CSXT") and to induce CSXT to permit Contractor on or about CSXT's property for the purposes of performing work in accordance with the Agreement dated _____, 20__, between **City of Franklin** and CSXT, Contractor hereby agrees to abide by and perform all applicable terms of the Agreement, including, but not limited to Exhibits C and F to the Agreement, and Sections 3, 9 and 11 of the Agreement.

Contractor: _____

By: _____
Name: _____
Title: _____
Date: _____

\\COR\130459.7

File #: 26-0185

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Paul Holzen, Director of Engineering
Jimmy Wiseman, Asst. Director of Engineering

SUBJECT:

Consideration Of COF Contract No. 2026-0079, With Westhaven Owner, L.P. For Reimbursement Agreement For Boyd Mill Pike Development Project
WS 1/13/26; 3/10/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2026-0079 with Westhaven Owner, L.P. for reimbursement agreement for the Boyd Mill Pike development project.

BACKGROUND/STAFF COMMENTS:

Over the past several years, the City of Franklin and Southern Land Company have discussed potential improvements to Boyd Mill Pike between Stonewater Boulevard and Championship Boulevard. When the Westhaven Development Concept Plan was approved in the early 2000s, Boyd Mill Pike was generally understood to function as a Heritage Road, intended to be preserved in its existing character rather than upgraded to full urban standards.

As part of the Concept Plan approval, the following condition was placed on the development:

“The applicant shall address the proposed status of Boyd Mill Pike (i.e., abandon, upgrade, or leave the road as is).”

City staff has historically interpreted this condition to mean that any improvements to Boyd Mill Pike associated with the development would be the responsibility of the developer. Consistent with that interpretation, crash data from AASHTOWare shows only one recorded crash on this segment in the past five years, and none of the traffic studies submitted by Southern Land Company or its consultants have identified a need for improvements along this portion of the roadway.

Southern Land Company has recently requested that the Board of Mayor and Aldermen consider contributing funding toward potential improvements and has specifically requested a $400,000 City contribution. This request, along with the historical context and staff’s interpretation of the original

development conditions, was presented to the Board at the January 13, 2026, Work Session. During that discussion, the Board expressed interest in participating in the project and indicated a desire to advance it as a priority capital improvement.

FINANCIAL IMPACT:

The City agrees to reimburse the Developer up to a maximum of four hundred thousand dollars ($400,000.00) towards the construction of the Improvements.

RECOMMENDATION:

Staff recommends thatthe Board of Mayor and Aldermen approve COF Contract No. 2026-0079.

BOYD MILL PIKE (STONEWATER BOULEVARD TO CHAMPIONSHIP BOULEVARD) REIMBURSEMENT AGREEMENT

COF CONTRACT NO. 2026-0079

This agreement ("Agreement") is entered into between THE CITY OF FRANKLIN, TENNESSEE ("City") and Westhaven Owner, LP ("Developer"), on this the ___ day of _____, 2026.

WHEREAS, the Developer has previously submitted to the Franklin Municipal Planning Commission the Westhaven PUD Subdivision for approval (the "Development Project"); and

WHEREAS, Boyd Mill Pike is a public roadway within or adjacent to the Westhaven PUD Subdivision that requires safety improvements between Stonewater Boulevard and Championship Boulevard; and

WHEREAS, the total estimated cost to design and construct the improvements to Boyd Mill Pike between Stonewater Boulevard and Championship Boulevard is $1,277,660, and the Developer has requested that the City contribute Four Hundred Thousand Dollars ($400,000) toward the cost of said improvements; and

WHEREAS, the City has determined that the proposed improvements to Boyd Mill Pike are in the public interest and will enhance roadway safety and overall transportation function for residents, businesses, and visitors; and

WHEREAS, the Developer has agreed to design and construct the improvements to Boyd Mill Pike in accordance with City standards, subject to the terms and conditions of this Agreement; and

WHEREAS, the parties desire to establish their respective responsibilities for funding, constructing, inspecting, and accepting the improvements, and to ensure that the work is completed in accordance with approved plans and all applicable laws and regulations;

NOW, THEREFORE, the City and the Developer, for themselves and their respective successors and assigns, do hereby agree as follows:

1. **PURPOSE**. The purpose of this Agreement is to define the obligations of the parties necessary to carry out the intent of this Agreement for the provision of reimbursement for improvements to Boyd Mill Pike between Stonewater Boulevard and Championship Boulevard.

2. **TERM.** This Agreement shall become effective on the date it is fully executed and shall continue until the parties have fully fulfilled their obligations provided hereunder or until the agreement is terminated as provided herein. Understanding the large financial investment each party is making, this Agreement shall only be terminated for convenience upon written agreement of the parties.

3. **Project.** The Developer has submitted reliable cost information for the design and construction of improvements to Boyd Mill Pike between Stonewater Boulevard and Championship Boulevard (the "Improvements").

4. **CITY REIMBURSEMENT**. The City agrees to reimburse the Developer up to a maximum of **Four Hundred Thousand Dollars ($400,000.00)** towards the costs associated with the design, right-of-way acquisition, easement acquisition, permitting, and construction of the Improvements.

5. **APPROVAL OF CONSTRUCTION DOCUMENTS.** Prior to initiating right-of-way acquisition, easement acquisition, or construction activities, the Developer shall submit construction documents to the City Engineer for review and approval. The Developer acknowledges that failure to obtain such approval may result in loss or reduction of City reimbursement, as determined by the City Engineer.

6. **PERMITS.** The Developer shall be solely responsible for obtaining and complying with all required local, state, and federal permits associated with the Improvements.

7. **Reimbursement and Final Acceptance**.

   a. Prior to reimbursement and City acceptance of the Improvements, the Developer shall coordinate final inspections with the City and obtain written acceptance from the Street Department or the City Engineer.
   b. Following City acceptance, the Developer shall submit an invoice for reimbursement, including copies of approved contracts, contractor invoices, partial lien waivers for all contracted work, and proof of payment. All invoices shall be submitted on the latest City-approved forms as required by the City Engineer.
   c. The City shall reimburse the Developer within thirty (30) days of receipt of an approved invoice and confirmation of acceptance of the Improvements by the Street Department or the City Engineer.

8. **INDEMNIFICATION.**

   a. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Developer under this Agreement or otherwise, Developer shall indemnify and hold harmless the City, and the officers, directors, members, partners, employees, agents, consultants and subcontractors, from losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Improvements, provided that any such claim, action, loss, cost, judgment or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the improvements itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Developer, and any contractor and any subcontractor, and any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable.

   b. In any and all claims against City, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, by any employee (or the survivor or personal representative of such employee) of Developer, and contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable, the indemnification obligation under the paragraph above will not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Developer, or any contractor or any such subcontractor, supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

9. **MISCELLANEOUS**.

   a. Binding. This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of applicable law.

b. Severability. The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain theparticular part, term, or provision held to be invalid.

c. Specific Performance. The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual parties shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

d. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement, including obtaining all regulatory and governmental approvals required to carry out the terms of this Agreement, recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

e. Assignment. The rights and obligations of this Agreement are not assignable without prior written consent of the City.

f. Law/Venue. This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, or any exhibits hereto, becomes subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

g. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be amended only by written instrument signed by all parties.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by an authorized person effective as of the date and year written below.

Approved by the Franklin Board of Mayor and Aldermen on _____, 2026.

The remainder of this page is intentionally left blank. Signature pages follow.

Law Dept approved 02.24.26

WITNESS our hands on the dates as indicated.

DEVELOPER

Westhaven Owner, LP

By: _____

Print Name: Brian Sewell

Title: Authorized Signatory

New York

STATE OF ~~TENNESSEE~~)
)
COUNTY OF New York)

Before me, Michael P. Botwinick, a Notary Public of said County and State, personally appeared Brian Sewell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Authorized Signatory (or other officer authorized to execute the instrument) of Westhaven Owner LP, the within named bargainor, a TN limited partnership, and that he as such Authorized Signatory executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this 25th day of February, 2026.

_____

Notary Public

My Commission Expires: 8/22/26

MICHAEL P BOTWINICK
Notary Public, State of New York
No. 02BO6438715
Qualified in New York County
Commission Expires 08/22/2026

Law Dept approved 02.24.26

CITY

CITY OF FRANKLIN, TENNESSEE, a municipality

By: _____
DR. KEN MOORE
Mayor

Date: _____

By: _____
ANGIE SKARP
City Recorder

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of said County and State, personally appeared **DR. KEN MOORE and ANGIE SKARP**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Mayor and City Recorder, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor and City Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by themselves as Mayor and City Administrator.

Witness my hand and seal this____day of_____, 20____.

_____
Notary Public
My Commission Expires:_____

Approved as to form by:

_____
William E. Squires, Deputy City Attorney

Law Dept approved 02.24.26

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0179

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Pumpkinfest Sponsored By The Heritage Foundation In Downtown Franklin On October 24-25, 2026
WS 3/10/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen concerning recommendations for the annual Pumpkinfest event in Downtown Franklin.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation of Williamson County is requesting the Board of Mayor and Aldermen's approval for the transition of Pumpkinfest to a two-day format. Pumpkinfest draws approximately 135,000 attendees in a single day, creating congestion and public safety challenges within Franklin's historic downtown. A two-day model would distribute attendance more evenly, improving mobility, emergency access, guest experience, and ease peak transit and parking demands while preserving the festival's character and economic impact.

The Special Events Advisory Team agrees with the proposed transition to a two-day festival and believes the model offers meaningful benefits from both a public safety and operational perspective. While extended staffing across two days will require coordination, staff is confident that adequate resources can be secured to support safety, operations, and service levels throughout the event.

FINANCIAL IMPACT:

The City partners with the Heritage foundation on this event in providing overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:

Staff recommends approval of the event and its proposed two-day format with the following conditions:

- Applicant understands that with the construction of the new City Hall, Third Ave South will not be available.
- Applicant will meet with staff for a walk-through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing the location of tents, vendors, Kid Zone activities, etc. prior to event.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City of Franklin, its officers, officials, employees, and volunteers as additional insured in amounts and limits approved by the City's Risk Manager.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- Quadrants around the Square will be blocked on Friday, October 23rd.
- Main Street will close to traffic at 8 p.m. on Friday, October 23rd.
- "No parking" signs placed along Fourth Avenue South on Saturday, October 24th.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors with contact info and booth number to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at Third Ave N and NW Quad of Square

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to ensure the stage has been properly setup and all safety measures are in place.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

Application is Due 90 ***Days Prior*** *to Scheduled Event.*
Please read application carefully and fully complete each section.
A non-refundable application fee of $100 is due at time of filing.

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply: Festival/Fair

1. **Name/purpose of event:** PumpkinFest
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)*:
   Main Street from 1st to 5th Ave 3rd N from Bridge to Public Square 2nd Ave from Parking Garage to Exit on 2nd N 4th Ave from Parking Garage to Alley
3. **Date or dates of event:** 10/24/2026, 10/25/2026
4. **Start/End Times of Event:**
   Saturday 10a-6p

   Sunday 11a-5p

   What date/time will set-up begin? 10/23/2026 8:00 AM
   What date/time will tear-down be complete? 10/25/2026 8:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   Entire quad - 5am

   No Parking Signs go up - 3p

   All Streets close - 8pm
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 115,000 Event Staff/Volunteers:80 Total:115,080

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin)**: Applicant / Organization Requesting Permit**
   Ian Hunt
   Heritage Foundation
   Po Box 723
   Franklin, TN 37065
   P:6155122552
   ihunt@williamsonheritage.org
   Person in charge on day of event: Jayme Smith
   Cell: 615-390-5325 **E-mail address:** jsmith@williamsonheritage.org
   Name and Cell Number of at least two others available on day of event:
   Name: Ian Hunt **Cell:** 615-415-1600 **E-mail address:** ihunt@williamsonheritage.org
   Name: Tyrus Sturgis **Cell:** 310-560-3379 **E-mail address:** tsturgis@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
   The Heritage Foundation of Williamson Countys 41st Annual PumpkinFest is Middle Tennessees largest family Fall festival that returns on Saturday, October 24, 2026. With more than 115,000 people in attendance in 2025, the festival stretches along Main Street and its side avenues in downtown Franklin and offers tons of festive fun for people of all ages!

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur.
   For large-scale events, a map or maps should be obtained from the City's GIS division.
   If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

   Please detail any restricted parking areas on the event map.

   Event Map: Main Street Fest_COF Map_11x17 04.05.2022 (11).pdf

10. **Please attach a list (in PDF format)** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

    Administrative Contact List: HF Staff Contact Sheet.pdf

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: 2023 Sales Tax Exemption USE THIS ONE TIL 2027 (2).pdf
14. **Will you charge an admission fee?** No
    Average admission fee:
15. **Will you charge a vendor particiation fee?** Yes
    Average vendor participaion fee? $450
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No
18. **Is this event a fundraiser?** Yes
    What organization will be the benefactor of event? Heritage Foundation of Williamson County
    What percentage of funds will they receive? 100

19. **Will parking in the area of the event need to be restricted or prohibited?** Yes

20. **Will any sound amplification equipment be used during the event?** Yes

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

    ***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

    If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

    Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
    Full list not accessible at this time

23. **Will food, beverages, or merchandise be sold or given away?** Yes
    Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
    Clean Up Plan and Provider: Clean Up Plan (1).pdf

24. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

25. **Will you require a temporary water tap?** Yes
    If yes, please list exact locations:
    3rd N for food vendors

    NW quad of Public Square

26. **Will alcohol, beer, and/or wine be given away or sold?** Yes
    If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger much have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information***.

28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: Pumpkinfest Good Neighbor Letter 2026.pdf
Good Neighbor Letter Mailing List: Dickens_CoF RESIDENT_Mailing List (1).xlsx

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
3) I/We do swear or affirm that all of the information given in this application is true and complete.
4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.
5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Ian Hunt Date: 1-15-2026

(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

04/2024

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Event Name: PumpkinFest

Signature: _____

HISTORIC FRANKLIN TENNESSEE

FORM D

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Ian Hunt - Heritage Foundation
Event Name: PumpkinFest
Event Date(s): 10/24/2026, 10/25/2026

1. **Time amplification equipment will be used:** From: 10:00 AM To: 5:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:
   Main Stage - SW quad

   Acoustic Stages - 2nd and Main; 4th and Main

   Sound Amplification Map: Main Street Fest_COF Map_11x17 04.05.2022 (11).pdf
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   Announcements/Speeches,Band/Singers,DJ,Sound System
4. **Type of Amplifier:** PA System
5. **Number of Amplifiers:** TBD **Number of Speakers:** **Number of Performers:** TBD
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Ian Hunt **Cell:** 615-415-1600 **E-Mail:** ihunt@williamsonheritage.org
   Name: Jayme Smith **Cell:** 615-390-5325 **E-Mail:** jsmith@williamsonheritage.org

Authorized Signature: Ian Hunt **Date:** 01/15/2026

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

PUMPKINFEST

HERITAGE FOUNDATION OF WILLIAMSON COUNTY, TN

Hosted by Downtown Franklin Association

ROAD CLOSURE

ROAD CLOSURE

FOOD VENDORS

RESTROOMS

RESTROOMS

RESTROOMS

Alley

Alley

Alley

2nd Ave N

1st Ave N

ROAD CLOSURE

KID ZONE

BEER

ACOUSTIC STAGE

BEER

FOOD --- ?

STAGE TRUCK

PET ZONE

ROAD CLOSURE

ROAD CLOSURE

ARTS & CRAFT BOOTHS

AUTUMN ALLEY

ARTS & CRAFT BOOTHS

ARTS & CRAFT BOOTHS

BOOTHS

MAIN STAGE

HF INFO

SHUTTLE

LEIPERS FORK DISTILLERY

Alley

RESTROOMS

NO BOOTHS

ROAD CLOSURE

ROAD CLOSURE

Alley

LOREM IPSUM

2nd Ave S

1st Ave S

Emily Ct

STAGE LOCATIONS

ROAD CLOSURE

SHUTTLE

Church St

Pumpkin Fest

HISTORIC FRANKLIN TENNESSEE 1799

HWY 96 W

Bridge St

4th Ave N

3nd Ave N

Bridge St

2nd Ave N

Vendor Check-in & Parking

112

5th Ave N

1st Ave N

FOOD

Alley

Alley

Alley

COUNTRY STORE

600S

401 - 427

445 - 428

STAGE

AUTUMN ALLEY

BEER TENT

PS 1 - 30

PS 33 - 37

PS 47 - 39

201 - 221

243 - 222

ROAD SHOW STAGE

KID ZONE

101 - 124

148 - 125

700S

HF TENT

STAGE

500S

Alley

Parking Garage

Old Court House

Parking Garage

Saint Philip's

Alley

Church St

Church St

5th Ave S

4th Ave S

3nd Ave S

2nd Ave S

1st Ave S

EMS

Fire Truck

Storm

Officer

Vehicle

Shuttle Stop

Archers

SES Truck

Leiper's Fork Distillery

Hydrants

Hydrant Tap

Moveable Barrier

Harpeth River

Emergency Access

Road Closed

No Parking

Note:
In the event of a severe storm, City Hall and the Parking Garages may be used as shelter.
Not for Tornado Shelters

Patient Collection Points are located at:
3rd Ave S & Church St
2nd Ave & E Main St

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2026. All Rights Reserved.

February 10, 2026

To: Special Events Advisory Team

From: Heritage Foundation of Williamson County

PumpkinFest: Proposing a Two-Day Festival Model

Purpose of This Proposal

This document provides a high-level, public-facing overview of a potential two-day format for PumpkinFest. It is intended for inclusion in materials shared with the City of Franklin Board of Mayor and Aldermen as part of a request for approval and alignment.

The goal of this proposal is to clearly explain *why* the Heritage Foundation is evaluating a two-day model, *how* it would improve the community experience and public safety, and *what* the implications are for the City, partners, and festival guests.

Background & Rationale for a Two Day Model

PumpkinFest has grown steadily over time and is now one of Franklin's most highly attended community events. Recent attendance levels indicate that the festival has reached a scale where its current one-day format creates significant congestion within a fixed downtown footprint.

Unlike events that can expand geographically, PumpkinFest is constrained by historic streets, sidewalks, and access points. As attendance increases, those constraints translate directly into higher crowd density, longer wait times, and more difficult navigation for guests, vendors, and emergency services.

In response to this growth, the Heritage Foundation is evaluating a two-day PumpkinFest model as a proactive way to preserve the character, accessibility, and safety of the event while continuing to welcome a large regional audience.

Key drivers for this consideration include:

- **Crowd distribution:** Spreading total attendance across two days would significantly reduce peak congestion at any given time.
- **Public safety:** Lower per-day attendance improves overall mobility within the festival footprint and supports efficient emergency response.

- **Guest experience:** Reduced density allows guests to more comfortably browse vendors, enjoy activities, and navigate downtown.
- **Transit and parking flow:** A two-day model helps reduce extreme peak demand on shuttles, pedestrian routes, and parking systems.

This approach mirrors strategies already used successfully by other large-scale Franklin events to balance attendance with community impact.

Attendance Context

Recent PumpkinFest attendance (135,000 in 2025) has reached levels that exceed the daily attendance of comparable downtown festivals when measured on a per-day basis. Hosting this volume in a single day places considerable strain on streets, sidewalks, shuttle systems, and public services.

A two-day model would maintain the festival's overall scale and economic impact while distributing attendance more evenly across the weekend.

Community and Guest Experience

Feedback from attendees consistently emphasizes enthusiasm for PumpkinFest alongside concerns related to overcrowding, limited mobility, and long wait times. Common themes include:

- Difficulty moving through the festival footprint
- Challenges for families with strollers and guests with mobility needs
- Reduced ability to engage with vendors and activities
- Extended shuttle and transit wait periods during peak hours

By lowering daily crowd density, a two-day format supports a more welcoming, accessible, and enjoyable experience for residents and visitors alike.

Vendor and Partner Considerations

PumpkinFest is an important event for local and regional vendors. A two-day format provides:

- More consistent guest flow across operating hours
- Improved opportunities for customer engagement
- Greater resilience in the event of weather disruptions

From a partnership perspective, a two-day model also supports clearer staffing schedules, steadier transit demand, and improved coordination across departments and service providers.

Financial Overview

From a high-level perspective, the difference between a one-day and two-day PumpkinFest is negligible when viewed in the context of the festival's overall scale since a two-day event requires additional staffing and operational resources.

The Heritage Foundation's evaluation focuses on long-term sustainability rather than short-term variance, with an emphasis on delivering a safe, high-quality community event.

Weather Resilience

Weather variability is an unavoidable factor in outdoor events. A two-day format provides flexibility by allowing attendance, vendor sales, and guest participation to recover across multiple days if conditions affect part of the weekend.

This approach supports vendors, sponsors, and guests while maintaining consistent expectations for public safety and operations.

Strategic Perspective

The consideration of a two-day PumpkinFest reflects responsible planning in response to growth. The question is not whether PumpkinFest remains successful—it clearly does—but how best to steward that success in a way that aligns with community standards, safety expectations, and the City's long-term interests.

A two-day model represents a measured, proactive option that allows the festival to continue thriving while adapting to its scale.

Conclusion

The Heritage Foundation of Williamson County respectfully seeks alignment with the City of Franklin on the potential transition of PumpkinFest to a two-day format. This model offers meaningful benefits in crowd distribution, guest experience, operational flow, and public safety while preserving the spirit and economic value of the event.

We look forward to continued collaboration with the City to ensure PumpkinFest remains a cherished, well-managed community tradition.

HERITAGE FOUNDATION
WILLIAMSON COUNTY, TN

Work with the City of Franklin to coordinate the clean-up for all festivals including:

1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayme Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org

Date: February 2, 2026
Applicant: Ian Hunt
Project Title: PumpkinFest
Project Address:

Open Issues: 7

FIRE--Special Event

General Issues

2. Food Trucks

kristie.thompson@franklintn.gov	Food trucks must meet the following requirements: 1. Food trucks are spaced 10-feet apart 2.Food trucks with cooking operations require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 3.Food trucks with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 4.Food trucks using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 5.Food trucks using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals. 6. Only listed safety cans are used to dispense gasoline or other flammable liquids. 7. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service 8. Food trucks with cooking operations that produce grease-laden vapors must have a Type 1 hood with a fire suppression system. The suppression system must have a current inspection tag issued by a licensed fire equipment distributer. **Not enforced at this time**. 9. Food trucks using propane must have an approved propane gas detector. **Not enforced at this time**

3. Mobile Food Vendor / Food Truck Video

kristie.thompson@franklintn.gov	The fire department has a short video describing fire department requirements for mobile food vendors and food truck vendors. Please include this link in your vendor information packet. https://www.youtube.com/watch?v=-Wqp0xp-X9k&list=PLDC8BB691331C242B&index=1

4. Mobile Food Vendors

kristie.thompson@franklintn.gov	Mobile food vendors must meet the following requirements: 1. Mobile food vendors with cooking operations require a minimum 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 2.Mobile food vendors with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 3.Mobile food vendors using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 4.Mobile food vendors using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals. 5. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service. 6. Mobile food trucks must be spaced a minimum of 10-feet apart.

5. Stages

kristie.thompson@franklintn.gov	Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

6. Tents

kristie.thompson@franklintn.gov

Tents must meet the following requirements.

1. A site diagram showing where the tent will be on site and clearly showing fire department access routes is required. The site diagram shall also show the location of all generators and heating and cooking equipment.
2. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits.
3. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply)
4. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring.
5. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
6. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards.
7. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress.
8. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds per each tent leg (a 10x10 must have 160 lbs minimum)
9. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged.
10. Where tents will be in use for more than three days, event sponsors must submit plans to the fire department for review and approval. Plans must contain the following:
    a. Manufacturer's staking diagram
    b. Manufacturer's wind restrictions

7. Vendor Tent Video

kristie.thompson@franklintn.gov

The fire department has a short video explaining fire department requirements for vendors using pop-up tents. Note: This video applies only to small pop-up style tents. This video does not cover larger tents.

Please include this link to the video in your vendor information packet.

https://www.youtube.com/watch?v=3NwA3Uo3Jng&list=PLDC8BB691331C242B&index=2

Sanitation and Environmental Services

General Issues

1. Solid Waste Service

bobby.sullivan@franklintn.gov SES will provide the following for the event

- 8-10 staff members
- 2-3 rear load refuse trucks
- 2 automated side loaders for road closures
- 30-45 rollout containers
- 5 recycling bins for use around public square

Staff Conditions:

Staff recommends approval of the event and its proposed two-day format with the following conditions:

- Applicant understands that with the construction of the new City Hall, Third Ave South will not be available.
- Applicant will meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City of Franklin, its officers, officials, employees, and volunteers as additional insured in amounts and limits approved by the City's Risk Manager.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- Quadrants around the Square will be blocked on Friday, October 23rd.
- Main Street will close to traffic at 8 p.m. on Friday, October 23rd.
- "No parking" signs placed along Fourth Avenue South on Saturday, October 24th.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors with contact info and booth number to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NW Quad of Square

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to ensure the stage has been properly setup and all safety measures are in place.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0180

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Dickens Of A Christmas Sponsored By The Heritage Foundation In Downtown Franklin On December 12-13, 2026
WS 3/10/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen concerning recommendations for the annual Dickens of a Christmas event in Downtown Franklin.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation has requested a special event permit for their annual Dickens of a Christmas on December 12 - 13, 2026. The event includes:

- Arts & Crafts booths located down Main Street
- "Victorian Village" - an open area on Main Street with activities such as "Vignettes of a Christmas Carol", old-fashioned crafters (quilters, wood workers, etc.), and performances
- Food Trucks located on 3rd Avenue North
- Main Stage on the Square by City Hall

Set-up for the event begins on Friday, December 11th. Event hours are 10 a.m. – 6 p.m. on Saturday and 11 a.m. – 5 p.m. on Sunday. Applicant estimates attendance at 115,000.

FINANCIAL IMPACT:

The City partners with the Heritage foundation on this event in providing for overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:

Staff recommends approval with the following conditions:

- Applicant understands that with the construction of the new City Hall, Third Ave South will not be available.
- Applicant will meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City of Franklin, its officers, officials, employees, and volunteers as additional insured in amounts and limits approved by the City's Risk Manager.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- "No parking" signs placed along Church Street on Friday morning.
- Quadrants around the Square will be blocked on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, December 11th.
- "No parking" signs placed along Fourth Avenue South on Saturday. This area will be used for City vehicles only.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors with contact info and booth number to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.

- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NW Quad of Square

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

Application is Due 90 ***Days Prior*** *to Scheduled Event.*
Please read application carefully and fully complete each section.
A non-refundable application fee of $100 is due at time of filing.

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply: Festival/Fair

1. **Name/purpose of event:** Dickens of a Christmas
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)*:
   Main Street from 1st to 5th Ave

   3rd N from Bridge to Public Square

   2nd Ave from Parking Garage to Exit on 2nd N

   4th Ave from Parking Garage to Alley
3. **Date or dates of event:** 12/12/2026, 12/13/2026
4. **Start/End Times of Event:**
   Saturday 10a-6p

   Sunday 11a-5p

   What date/time will set-up begin? 12/11/2026 8:00 AM
   What date/time will tear-down be complete? 12/13/2026 7:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   Entire quad - 5am

   No Parking Street Signs - 3p

   All streets close - 8p
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 115,000 Event Staff/Volunteers:80 Total:115,080

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin)**: Applicant / Organization Requesting Permit**
   Ian Hunt
   Heritage Foundation
   Po Box 723
   Franklin, TN 37065
   P:6155122552
   ihunt@williamsonheritage.org
   Person in charge on day of event: Jayme Smith
   Cell: 615-390-5325 **E-mail address:** jsmith@williamsonheritage.org
   Name and Cell Number of at least two others available on day of event:
   Name: Ian Hunt **Cell:** 615-415-1600 **E-mail address:** ihunt@williamsonheritage.org
   Name: Tyrus Sturgis **Cell:** 310-560-3379 **E-mail address:** tsturgis@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
   In 2025, Dickens of a Christmas attracted 120,000 people. This festival recreates the time of Charles Dickens using historic downtown Franklins charming architecture as the backdrop. A variety of musicians, dancers and Dickens characters will fill the streets. Expect to see and interact with the nefarious Fagin from Oliver Twist; Jacob Marley, Ebenezer Scrooge, Tiny Tim and the rest of the Cratchit family from A Christmas Carol; and of course, a Victorian Father and Mother Christmas with treats for children. The festival is produced by the Heritage Foundation of Williamson County.

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur.
   For large-scale events, a map or maps should be obtained from the City's GIS division.
   If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

   Please detail any restricted parking areas on the event map.

   Event Map: Dickens CoF Map (1).pdf

10. **Please attach a list (in PDF format)** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

    Administrative Contact List: HF Staff Contact Sheet.pdf

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: 2023 Sales Tax Exemption USE THIS ONE TIL 2027 (2).pdf
14. **Will you charge an admission fee?** No
    Average admission fee:
15. **Will you charge a vendor particiation fee?** Yes
    Average vendor participaion fee? $450
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No

18. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? Heritage Foundation of Williamson County
What percentage of funds will they receive? 100

19. **Will parking in the area of the event need to be restricted or prohibited?** Yes

20. **Will any sound amplification equipment be used during the event?** Yes

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
Full list not accessible at this time

23. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: Clean Up Plan (1).pdf

24. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

25. **Will you require a temporary water tap?** Yes
If yes, please list exact locations:
3rd N - Food Vendors

NW quad in Public Square

26. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger much have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information***.

28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: Dickens Good Neighbor Letter 2026.pdf
Good Neighbor Letter Mailing List: Dickens_CoF RESIDENT_Mailing List (1).xlsx

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
3) I/We do swear or affirm that all of the information given in this application is true and complete.
4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.
5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Ian Hunt Date: 1-15-2026
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on_____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

04/2024

Event Name: Dickens of a Christmas

Signature: _____

FORM C

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Event Name: Dickens of a Christmas

Signature: _____

HISTORIC FRANKLIN TENNESSEE

FORM D

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Ian Hunt - Heritage Foundation
Event Name: Dickens of a Christmas
Event Date(s): 12/12/2026, 12/13/2026

1. **Time amplification equipment will be used:** From: 10:00 AM To: 5:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:
   Main Stage - SW quad

   Acoustic Stages - 2nd and Main; 4th and Main

   Sound Amplification Map: Dickens CoF Map (1).png
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   Announcements/Speeches,Band/Singers,DJ,Sound System
4. **Type of Amplifier:** PA System
5. **Number of Amplifiers:** TBD **Number of Speakers:** TBD **Number of Performers:** TBD
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Ian Hunt **Cell:** 615-415-1600 **E-Mail:** ihunt@williamsonheritage.org
   Name: Jayme Smith **Cell:** 615-390-5325 **E-Mail:** jsmith@williamsonheritage.org

Authorized Signature: Ian Hunt **Date:** 01/15/2026

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

HERITAGE FOUNDATION
WILLIAMSON COUNTY, TN

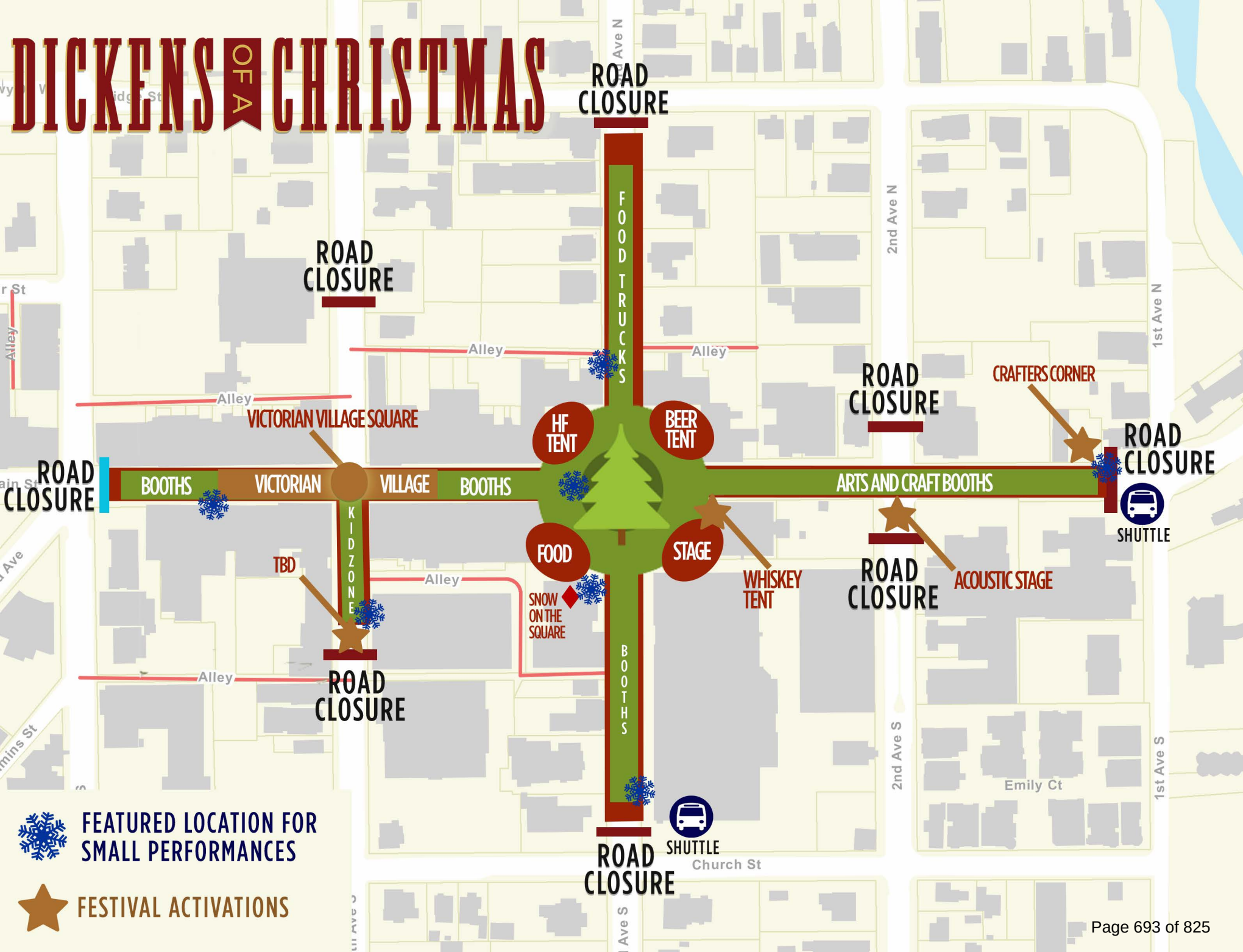
Work with the City of Franklin to coordinate the clean-up for all festivals including:

1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayme Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org


DICKENS OF A CHRISTMAS
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
FOOD TRUCKS
Alley
Alley
Alley
Alley
VICTORIAN VILLAGE SQUARE
HF TENT
BEER TENT
CRAFTERS CORNER
BOOTHS
VICTORIAN
VILLAGE
BOOTHS
ARTS AND CRAFT BOOTHS
SHUTTLE
KIDZONE
TBD
FOOD
STAGE
WHISKEY TENT
ACOUSTIC STAGE
SNOW ON THE SQUARE
Alley
BOOTHS
SHUTTLE
Church St
2nd Ave N
1st Ave N
2nd Ave S
1st Ave S
Emily Ct
FEATURED LOCATION FOR SMALL PERFORMANCES
FESTIVAL ACTIVATIONS

Dickens of a Christmas
Dec. 2026

HWY 96 W

Bridge St

4th Ave N

3nd Ave N

Bridge St

2nd Ave N

Vendor Check-in

112

HISTORIC FRANKLIN TENNESSEE

5th Ave N

1st Ave N

FOOD TRUCKS

Alley

Alley

Alley

401 - 413

301 - 311

201 - 219

101 - 121

BEER (PS31 - 32)

FOOD (PS33 - 37)

Victorian Village

1 - 30

417 - 414

321 - 312

238 - 220

142 - 122

500 - 523

SNOW ON THE SQUARE

STAGE (PS39 - 45)

HF TENT (PS38)

Alley

Parking Garage

Old Court House

Parking Garage

Saint Philip's

801 - 849

Church St

Church St

1st Ave S

4th Ave S

3nd Ave S

2nd Ave S

- Alcohol/Beer Location
- Archer
- Officer
- Police Car
- Tower
- Medical Tent
- Performace
- Hydrant Tap
- Tree
- Restroom
- SES Truck
- Streets Truck
- Ambulance
- FFD
- Storm
- Tornado
- Shuttle Stop
- Hydrants
- Road Barrier
- Emergency Access
- Road Closed
- No Parking

Note:
In the event of a severe storm, City Hall and the Parking Garages may be used as shelter.
Not for Tornado Shelters

Vendor Parking at Bicentennial Park.

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2026. All Rights Reserved.

Staff Conditions:

Staff recommends approval with the following conditions:

- Applicant understands that with the construction of the new City Hall, Third Ave South will not be available.
- Applicant will meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City of Franklin, its officers, officials, employees, and volunteers as additional insured in amounts and limits approved by the City's Risk Manager.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- "No parking" signs placed along Church Street on Friday morning.
- Quadrants around the Square will be blocked on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, December 11th.
- "No parking" signs placed along Fourth Avenue South on Saturday. This area will be used for City vehicles only.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors with contact info and booth number to the City prior to the event.

- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NW Quad of Square

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0163

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management

SUBJECT:

Consideration To Grant Sewer Availability For 4006 Clovercroft Road (Map 79L, Group A, Parcel 12.00)
CIC 2/26/26, 3-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a recommendation for approval of a request for Sewer Availability for 4006 Clovercroft Road (Map 79L, Group A, Parcel 12.00).

BACKGROUND/STAFF COMMENTS:

Date of request: 2/2/2026.
SFUE's Requested: 1.
Water meter size: 3/4".

The applicant has requested approval for sanitary sewer. This private residence is located in the Breckenridge Subdivision, Section 1, Lot 12, which is just east of the City limits along Clovercroft Road. There is an interceptor following Watson Branch within the Mayes Creek Basin on the east side of Clovercroft Road running through The Gate Church property. If the Board grants this approval, the Water Department recommends approval be contingent upon the following conditions:
-the property owner must obtain an easement from the Church.
-the property owner understands that, as the sewer service will have to be extended from the other side of Clovercroft Road, they are responsible for all costs associated with making the service tap, and that these costs may exceed the typical tap fee.
-the property owner will be responsible for paying any fees associated with this approval.
-the property owner will be required to sign an annexation agreement and a sewer availability agreement with the City of Franklin.
-the property owner will be required to have the annexation agreement recorded with the Williamson County Register of Deeds.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that this sanitary sewer availability be recommended for approval by the Board of Mayor and Aldermen with the following conditions:

-the property owner must obtain an easement from the Church.
-the property owner understands that, as the sewer service will have to be extended from the other side of Clovercroft Road, they are responsible for all costs associated with making the service tap, and that these costs may exceed the typical tap fee.
-the property owner will be responsible for paying any fees associated with this approval.
-the property owner will be required to sign an annexation agreement and a sewer availability agreement with the City of Franklin.
-the property owner will be required to have the annexation agreement recorded with the Williamson County Register of Deeds.

HISTORIC FRANKLIN TENNESSEE

Request for Water and/or Sewer Availability & Associated Costs

Please fill in the following information & return this form with the site plan per directions below. Incomplete forms will result in the request being returned until all of the information is included. Refer to the attached memo for fees and additional information.

Type of Availability Requested:	**CHECK ALL THAT APPLY:** ☐ Water ■ Sewer
Project Name & Subdivision, Section, Lot #	MORGAN HOME, Breckenridge So, Section 1, LOT 12
Map & Parcel(s) #	079L 01200
Property Address:	4006 CLOVERCROFT RD.
City Project # (If Applicable)	
# of Dwelling Units (If Residential)	1
Applicant's Name & Company	JOHN G. & DONNA H. MORGAN
Applicant's Address	4006 CLOVERCROFT RD
Applicant's Email & Phone #	morg4006@bellsouth.net
Anticipated Water Meter Size(s) (see chart on pg. 3).	
Water District:	Milcrofton

Sewage Flow Calculations: *Use the City of Franklin Single-Family Unit Equivalent Handbook for Water & Sewer Impact Fee Determination (attached to this application) to develop a table of square footage by use, occupancy groups, occupancy loading factors, and resulting SFUE calculations. (If this will be a multi-phase or multi-section development, include the calculations for all phases. A takedown chart will be required for each phase or section site plan tracking SFUE used to that date.)*

N/A

Anticipated sewage flows: *Information Required for Sewer Service*	350 gpd
Anticipated fee total: *(including effluent disposal and tap fees)*	$12,085 (plus excess T&M)
If County is requiring this request please indicate if you are requesting an approval or denial:	☐ DENY my Request ☒ APPROVE my request **approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial**

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

Email Application to: availability@franklintn.gov

For additional information or questions please call: 615-791-3218 **Date Submitted:** 2/2/26

4006 Clovercroft Road



2/11/2026, 2:00:45 PM

1:2,200

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

COF GIS, City of Franklin GIS Dept.

ArcGIS Web AppBuilder
City of Franklin GIS Dept. | COF GIS Dept. | COF GIS | Esri., Inc., City of Naperville, Illinois | MVUD, HB&TS | COF Engineering Dept. | City of Franklin GIS Dept./Williamson County GIS Dept. | Williamson County Tennessee, City of Franklin Tennessee |

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-02426

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO

SUBJECT:

Report On Debt Obligation (State Form No. CT-0253) Pursuant To Tennessee Code Annotated Section 9-21-151 For The City Of Franklin, Tennessee $104,305,000 Series 2026 General Obligation Bonds

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Report on Debt Obligation (State Form CT-0253) for the $104,305,000 Series 2026 General Obligation Bonds.

BACKGROUND/STAFF COMMENTS:

On December 9, 2025, the Board of Mayor and Aldermen approved Resolution 2025-90 authorizing the issuance of not to exceed $118,000,000 in General Obligation Bonds for the purpose of funding city capital projects including new City Hall, Pearl Bransford Park, replacement fire apparatus, major road resurfacing and initial phases of Church Street and Long Lane road improvements. Bonds in the par amount of $104,305,000 were awarded by competitive bid (lowest interest cost of 3.77%) to Truist Bank on February 25, 2026. The City received proceeds of the bond and the transaction was closed on March 12, 2026.

FINANCIAL IMPACT:

TCA 9-21-151 requires the submission of a completed Report on Debt Obligation (State Form CT-0253) to the Comptroller's Office of Local Finance for each debt instrument of a local government. The report was prepared by Lillian Blackshear of Bass, Berry & Sims serving as bond counsel and reviewed by Kristine Brock, ACA/CFO. Bond counsel has filed the form electronically with the Comptroller's Office.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the receipt of the CT-0253 Form for the Series 2026 General Obligation Bonds.

TENNESSEE COMPTROLLER OF THE TREASURY

Jason E. Mumpower
Comptroller

Report On Debt Obligation

Entity and Debt Information

Entity Name
City of Franklin

Entity Address
109 Third Avenue South Franklin, Tennessee 37064

Debt Issue Name
General Obligation Bonds, Series 2026

Series Year
2026

Debt Issue Face Amount
$104,305,000.00

Face Amount Premium or Discount?
Premium

Premium Amount
$13,380,168.50

Tax Status
Tax - Exempt

Interest Type
True Interest Cost (TIC)

True Interest Cost(TIC)
3.772903%

Debt Obligation
Bond

Moody's Rating
Aaa

Standard & Poor's Rating
AAA

Fitch Rating
Unrated

Other Rating Agency Name
N/A

Other Rating Agency Rating
N/A

Security
General Obligation

Type of Sale Per Authorizing Document
Competitive Bid

Dated Date
3/12/2026

Issue/Closing Date
3/12/2026

Final Maturity Date
3/1/2051

Law Dept approved 03.17.26

Debt Purpose

Purpose	Percentage	Description
General Government	100%	City Hall, roads, parks and public safety capital improvement projects within the City
Education	0%	N/A
Other	0%	N/A
Refunding	0%	N/A
Utilities	0%	N/A

Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

Yes

Description	Amount	Recurring Portion	Firm Name
Financial Advisor Fees	$125,000.00	N/A	PFM Financial Advisors LLC
Legal Fees - Bond Counsel	$105,000.00	N/A	Bass, Berry & Sims PLC
Rating Agency Fees	$155,100.00	N/A	S&P Global Ratings and Moody's Investors Service
Printing and Advertising Fees	$3,000.00	N/A	iPreo
Paying Agent Fees	$900.00	$650.00/year	U.S. Bank Trust Company, National Association
Underwriter's Discount $	$114,589.47	N/A	Truist Securities, Inc.
Miscellaneous	$5,000.00	N/A	Misc.
Dissemination Agent	$2,500.00	N/A	Digital Assurance Certification, L.L.C.
TOTAL COSTS	$511,089.47		

Maturity Dates, Amounts, and Interest Rates

Comments

Year	Amount	Interest Rate
2027	$1,920,000.00	5.000%
2028	$2,450,000.00	5.000%
2029	$3,030,000.00	5.000%
2030	$3,490,000.00	5.000%
2031	$3,670,000.00	5.000%
2032	$3,855,000.00	5.000%
2033	$4,050,000.00	5.000%
2034	$4,250,000.00	5.000%
2035	$4,465,000.00	5.000%
2036	$4,685,000.00	5.000%
2037	$3,540,000.00	5.000%
2038	$3,710,000.00	5.000%
2039	$3,895,000.00	5.000%
2040	$4,090,000.00	5.000%
2041	$4,295,000.00	5.000%
2042	$4,505,000.00	5.000%
2043	$4,735,000.00	5.000%
2044	$4,965,000.00	5.000%
2045	$5,220,000.00	5.000%
2046	$5,475,000.00	5.000%
2047	$4,345,000.00	5.000%
2048	$4,565,000.00	5.000%
2049	$4,790,000.00	5.000%
2050	$5,030,000.00	5.000%
2051	$5,280,000.00	5.000%
TOTAL AMOUNT	$104,305,000.00	

Law Dept approved 03.17.26

See final page for Submission Details and Signatures

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: https://emma.msrb.org/?

Yes

Name and title of individual responsible for posting continuing disclosure information to EMMA

Kristine Brock - Assistant City Administrator/Chief Financial Officer

Signature - Chief Executive or Finance Officer of the Public Entity

Name	Title/Position
Dr. Ken Moore	Mayor
Email	**Alternate Email**
ken.moore@franklintn.gov	kristine.brock@franklintn.gov

Signature - Preparer (Submitter) of This Form

Name	Title/Position
Lillian Blackshear	Member
Email	**Alternate Email**
lblackshear@bassberry.com	bria.smith@bassberry.com
Relationship to Public Entity	**Organization**
Bond Counsel	Bass, Berry & Sims PLC

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

☑ Verify Form Accuracy

Date to be Presented at Public Meeting	Date to be emailed/mailed to members of the governing body
03/24/2026	N/A

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.

Law Dept approved 03.17.26

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-01832

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Deb Faulkner, Police Chief

SUBJECT:

Amendment 1 To COF Contract No. 2023-0133, With Tennessee Bureau Of Investigations For User Agreement For Tennessee Crime Information Center

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment 1 to COF Contract No. 2023-0133.

BACKGROUND/STAFF COMMENTS:

The Tennessee Bureau of Investigation agrees to provide available criminal justice-related information and the telecommunications equipment and/or interface for the transmission and/or retrieval of said information. The non-compliance sanction plan will enhance system integrity and security through increased user compliance with applicable regulations.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge Amendment 1 to COF Contract No. 2023-0133, previously approved by the City Administrator.

TIES Non-Compliance Sanction Plan

Law Dept approved 12.18.25

Table of Contents

Tennessee Bureau of Investigation Tennessee Information Enforcement System (TIES) 1

TENNESSEE INFORMATION ENFORCEMENT SYSTEM (TIES) NETWORK 1

TERMINAL AGENCY COORDINATOR (TAC) 2

LOCAL AGENCY SECURITY OFFICER (LASO) 2

INFORMATION EXCHANGE AGREEMENTS 2

AWARENESS AND TRAINING (AT) 4

INCIDENT RESPONSE (IR) 4

AUDIT AND ACCOUNTABILITY (AU) 5

ACCESS CONTROL (AC) 6

IDENTIFICATION AND AUTHENTICATION (IA) 7

CONFIGURATION MANAGEMENT (CM) 8

MEDIA PROTECTION (MP) 8

PHYSICAL AND ENVIRONMENTAL PROTECTION (PE) 9

SYSTEM & COMMUNICATIONS PROTECTION (SC) & SYSTEM INFORMATION INTEGRITY (SI) 10

FORMAL AUDITS ----SYSTEM AND SERVICES ACQUISITION (SA) 11

PERSONNEL SECURITY (PS) 11

MOBILE DEVICES 5.20 POLICY AREA 20 12

NON-COMPLIANCE SANCTION PLAN 14

PHASE ONE 15

PHASE TWO 15

PHASE THREE 16

REINSTATEMENT OF TIES SERVICES 16

INSTRUCTIONS: 16

Information Exchange Agreements: 17

Awareness and Training 18

Incident Response: 19

Auditing and Accountability: 20

Access Control: 21

Identification and Authentication: 22

Configuration Management: 23

Media Protection: 24

Environmental Protection: 25

System and Information Integrity: 26

System and Services Acquisition: 27

Personnel Security: 28

Mobile Devices: 29

Non-Compliance Sanction Plan Acknowledgment Form. 30

Tennessee Bureau of Investigation
Tennessee Information Enforcement System (TIES)
Non-Compliance Sanction Plan

To combat non-compliance issues relative to the Tennessee Information Enforcement System (TIES) network, the Tennessee Bureau of Investigation (TBI) has developed a three (3) phase sanction plan. This sanction plan will be carried out whenever a TIES participating member fails to comply with established federal and state mandated policies and procedures established to regulate TIES system operations. This process will enhance system integrity and security through increased user compliance with applicable regulations. Please note: the CJIS Systems Agency, commonly referred to as the CSA, is the Tennessee Bureau of Investigation.

This document is to be made part of the TBI TIES User Agreement and must be available for inspection during agency compliance audits.

TENNESSEE INFORMATION ENFORCEMENT SYSTEM (TIES) NETWORK

The Tennessee Information Enforcement System (TIES) is a statewide communications network authorized by Title 38, Chapter 10, of the Tennessee Code Annotated to facilitate the exchange of information regarding crimes, criminals and criminal activity. TIES provides a dedicated, high-speed message switching function for all city, county, state and federal law enforcement and criminal justice agencies in Tennessee. The TIES maintains computer interfaces to several key information systems on the state and national level, including the Tennessee State Computer System, Tennessee Crime Information Center (TCIC), the National Crime Information Center (NCIC), the International Justice and Public Safety Network (Nlets), and the Tennessee Office of Information Resources (OIR).

The agency shall develop, disseminate, and maintain formal, documented procedures to facilitate the implementation of the CJIS Security Policy and, where applicable, the local security policy. The policies and procedures shall be consistent with applicable laws, executive orders, directives, policies, regulations, standards, and guidance. This document along with the CJIS Security Policy may be used by the local agency to comply with the requirement for documented procedures.

Each agency with devices accessing the Tennessee Information Enforcement System (TIES) network is required to designate a Terminal Agency Coordinator (TAC). Each agency also has the option to assign an Alternate TAC. The TAC is the liaison between the TIES agency and the TBI's CJIS LESU. Additionally, each TIES agency is required to designate someone as the Local Agency Security Officer (LASO). If the agency chooses, it is permissible for the TAC and the LASO to be the same individual at the TIES agency.

TERMINAL AGENCY COORDINATOR (TAC)

The TAC is responsible for the following:

- Responsible for overseeing the usage and administration of the TIES for your agency, in order to ensure that all TBI, FBI, and Nlets policies are adhered to.
- Serve as the agency point of contact for matters concerning TIES/NCIC/Nlets.
- Receive TIES/NCIC/Nlets publications and then distributes the information to users of the system at the agency and all non-terminal agencies that the agency provides service for.
- Complete required TAC training.
- Oversee the training, testing, and proficiency affirmation of all TIES certified operators at the TIES agency.
- Be responsible for agency records and non-terminal agency records entered into NCIC. Validation ensures that records maintained in NCIC are accurate, complete, and still active.

LOCAL AGENCY SECURITY OFFICER (LASO)

The primary Information Security contact between a local law enforcement agency and the CSA under which this agency interfaces with the FBI CJIS Division. The LASO actively represents their agency in all matters pertaining to Information Security, disseminates Information Security alerts and other material to their constituents, maintains Information Security documentation (including system configuration data), assists with Information Security audits of hardware and procedures, and keeps the CSA informed as to any Information Security needs and problems.

The LASO is responsible for the following:

- Identify who is using the TBI approved hardware, software, and firmware and ensure no unauthorized individuals or processes have access to the same.
- Identify and document how the equipment is connected to the state system.
- Ensure that personnel security screening procedures are being followed as stated in the CJIS Security Policy.
- Ensure the approved and appropriate security measures are in place and working as expected.
- Support policy compliance and ensure the TBI's Information Security Officer (ISO) is promptly informed of security incidents.
- Require enhanced training on the specific duties and responsibilities of those positions and the impact those positions have on the overall security of information systems.

INFORMATION EXCHANGE AGREEMENTS

Criminal Justice Information (CJI) is the term used to refer to all of the FBI CJIS provided data necessary for law enforcement and civil agencies to perform their missions including, but not limited to biometric, identity history, biographic, property, and case/incident history data.

Criminal History Record Information (CHRI), sometimes informally referred to as "restricted data", is a subset of CJI. Due to its comparatively sensitive nature, additional controls are required for the access, use and dissemination of CHRI. Information obtained from the III is considered CHRI. Rules governing the access, use, and dissemination of CHRI are found in Title 28, Part 20, CFR. The III shall be accessed only for an authorized purpose. Further, CHRI shall only be used for an authorized purpose consistent with the purpose for which III was accessed. Dissemination to another agency is authorized if the other agency is an Authorized Recipient of such information and is being serviced by the accessing agency.

The National Crime Information Center (NCIC) hosts restricted files and non-restricted files. NCIC restricted files are distinguished from NCIC non-restricted files by the policies governing their access and use. Proper access to, use, and dissemination of data from restricted files shall be consistent with the access, use, and dissemination policies concerning the III. The restricted files, which shall be protected as CHRI, are as follows:

- Gang Files
- Immigration Violator Files
- Known or Appropriately Suspected Terrorist Files
- Supervised Release Files
- National Sex Offender Registry Files
- Historical Protection Order Files of the NCIC
- Identity Theft Files
- Protective Interest Files
- Person With Information (PWI) data in the Missing Person Files
- Violent Person File
- NICS Denied Transaction File

The remaining NCIC files are considered non-restricted files. NCIC non-restricted files information may be accessed and used for any authorized purpose consistent with the inquiring agency's responsibility. Information obtained may be disseminated to (a) other government agencies or (b) private entities authorized by law to receive such information for any purpose consistent with their responsibilities. However, before an agency disseminates this type of information to the public by confirming the status of a person or property (i.e., wanted or stolen) the TIES agency must have a policy on file with TBI and approved by TBI. Additionally, all applicable NCIC procedures for handling a hit apply. An inquiring agency is authorized to charge a nominal administrative fee for such service. Non-restricted file information shall not be disseminated commercially. A response to a NCIC person inquiry may include NCIC restricted files information as well as NCIC non-restricted files information. Agencies shall not disseminate restricted file information for purposes other than law enforcement. Improper access, use or dissemination of CHRI and NCIC Non-Restricted Files information is serious and may result in administrative sanctions including, but not limited to, termination of services and state and federal criminal penalties.

Procedures for handling and storage of information shall be established to protect that information from unauthorized disclosure, alteration or misuse. Using the requirements in the CJIS Security Policy as a starting point, the procedures shall apply to the handling, processing, storing, and communication of CJI. These procedures apply to the exchange of CJI no matter the form of exchange.

Personally Identifiable Information (PII) shall be extracted from CJI for the purpose of official business only. PII is information which can be used to distinguish or trace an individual's identity, such as name, social security number, or biometric records, alone or when combined with other personal or identifying information which is linked or linkable to a specific individual, such as date and place of birth, or mother's maiden name. Agencies shall develop policies, based on state and local privacy rules, to ensure appropriate controls are applied when handling PII extracted from CJI. Due to the expansive nature of PII, this policy does not specify auditing, logging, or personnel security requirements associated with the life cycle of PII.

Before exchanging CJI, agencies shall execute user agreements that specify security controls. The exchange of information may take several forms including electronic mail, instant messages, web services, facsimile, hard copy, and information systems sending, receiving and storing CJI.

Information exchange agreements outline the roles, responsibilities, and data ownership between agencies and any external parties.

There may be instances, on an ad-hoc basis, where CJI is authorized for further dissemination to Authorized Recipients not covered by a user agreement with the releasing agency. In these instances the dissemination of CJI is considered to be secondary dissemination. Secondary dissemination is the re-dissemination of FBI CJIS data or records from an authorized agency that has direct access to the data to another authorized agency. The agency should document in the same manner as "chain of custody". If the criminal history is not given to another agency, document where the history can be located (Shredded, Didn't Print, Case File, Arrest File, Jail File, Wanted Person File, etc.).

A Non-criminal Justice Agency (NCJA) designated to perform criminal justice functions for a Criminal Justice Agency (CJA) shall be eligible for access to the CJI. Access shall be permitted when such designation is authorized pursuant to executive order, statute, regulation, or inter-agency agreement. The NCJA shall sign and execute a management control agreement (MCA) with the CJA, which stipulates management control of the criminal justice function remains solely with the CJA. At all times, the responsibility for the management of the approved security requirements shall remain with the CJA. Security control includes the authority to enforce the standards for the selection, supervision, and separation of personnel who have access to criminal justice information (CJI); set and enforce policy governing the operation of computers, circuits, and telecommunications terminals used to process, store, or transmit CJI; and to guarantee the priority service needed by the criminal justice community.

AWARENESS AND TRAINING (AT)

Basic security awareness training shall be part of initial training for new users prior to accessing CJI, and annually (every year) thereafter, for all personnel who have access to CJI (including non-terminal agencies).

- TBI has designed the current TIES/NCIC Certification to include the mandated security awareness training. Therefore, any operator who successfully completes the TIES certification process has completed the required security awareness training, which will remain active for one year, at which time the individual will complete the TIES recertification process.
- Individuals with access to CJI who are not TIES Certified, may obtain this training by reading and acknowledging the Release of Information form every year.
- Individuals with the direct responsibility to configure and maintain computer systems with direct access (IT roles) to CJI must complete their security awareness training online via CJIS Online within six months of initial assignment and annually (every year) thereafter.

Records of individual basic security awareness training and specific information system security training shall be documented, kept current, and maintained by the TAC at the TIES agency.

INCIDENT RESPONSE (IR)

TIES agencies shall: (i) establish an operational incident handling capability for agency information systems that includes adequate preparation, detection, analysis, containment, recovery, and user response activities; (ii) track, document, and report incidents to appropriate agency officials and/or authorities.

The TIES agency shall promptly report incident information to appropriate authorities. Information security events and weaknesses associated with information systems shall be communicated in a manner allowing timely corrective action to be taken. Formal event reporting and escalation procedures shall be in place. Wherever feasible, the agency shall employ automated mechanisms

to assist in the reporting of security incidents. All employees, contractors and third party users shall be made aware of the procedures for reporting the different types of events and weaknesses that might have an impact on the security of agency assets and are required to report any information security events immediately but not to exceed one (1) hour after discovery.

Responsibilities and procedures shall be in place to handle information security events and weaknesses effectively once they have been reported.

The TIES agency shall implement an incident handling capability for security incidents that include preparation, detection and analysis, containment, eradication, and recovery. Wherever feasible, the agency shall employ automated mechanisms to support the incident handling process.

Where a follow-up action against a person or agency after an information security incident involves legal action (either civil or criminal), evidence shall be collected, retained, and presented to conform to the rules for evidence laid down in the relevant jurisdiction(s).

Responsibility for the management and control of security requirements for information systems which process, store, or transmit CJI shall remain with the CJA. Management and control include the authority to:

a. Set and enforce standards for the selection, supervision, and termination of access to CJI;
b. Set and enforce policy governing the operation of computers, circuits, and telecommunications terminals,
c. Guarantee the priority service as determined by the CSA.

The CSA shall:

1. Serve as the security point of contact (POC) to the TBI CJIS Division.
2. Document technical compliance with the CJIS Security Policy with the goal to assure the confidentiality, integrity, and availability of criminal justice information to the user in the local agency throughout the CSA's user community.
3. Document and provide assistance for implementing the security-related controls for the Interface Agency and its users.
4. Establish a security incident response and reporting procedure to discover, investigate, document, and report to the CSA, the affected criminal justice agency, and the TBI CJIS Division major incidents that significantly endanger the security or integrity of CJI.

Each Organizational Personnel with Security Responsibilities (LASO) shall:

1. Identify who is using the agency approved hardware, software, and firmware and ensure no unauthorized individuals or processes have access to the same.
2. Identify and document how the equipment is connected to the state system.
3. Ensure that personnel security screening procedures are being followed as stated in this Policy.
4. Ensure the approved and appropriate security measures are in place and working as expected.
5. Support policy compliance and ensure the agency ISO is promptly informed of security incidents.

AUDIT AND ACCOUNTABILITY (AU)

Agencies shall implement audit and accountability controls to increase the probability of authorized users conforming to a prescribed pattern of behavior. Agencies shall carefully assess the inventory of components that compose their information systems to determine which security controls are applicable to the various components.

Auditing controls are typically applied to the components of an information system that provide auditing capability (servers, etc.) and would not necessarily be applied to every user-level workstation within the agency. As technology advances, more powerful and diverse functionality can be found in such devices as personal digital assistants and cellular telephones, which may

require the application of security controls in accordance with an agency's assessment of risk.

The agency's information system shall generate audit records for defined events. These defined events include identifying significant events which need to be audited as relevant to the security of the information system. The agency shall specify which information system components carry out auditing activities. Auditing activity can affect information system performance, and this issue must be considered as a separate factor during the acquisition of information systems.

The agency's information system shall produce, at the application and/or operating system level, audit records containing sufficient information to establish what events occurred, the sources of the events, and the outcomes of the events. The agency shall periodically review and update the list of agency-defined auditable events. In the event an agency does not use an automated system, manual recording of activities shall still take place.

The agency's information system shall provide alerts to appropriate agency officials in the event of an audit processing failure. The responsible management official shall designate an individual or position to review/analyze information system audit records for indications of inappropriate or unusual activity, investigate suspicious activity or suspected violations, to report findings to appropriate officials, and to take necessary actions. Audit review/analysis shall be conducted at a minimum once a week. The frequency of review/analysis should be increased when the volume of an agency's processing indicates an elevated need for audit review. The agency shall increase the level of audit monitoring and analysis activity within the information system whenever there is an indication of increased risk to agency operations, agency assets, or individuals based on law enforcement information, intelligence information, or other credible sources of information.

The agency's information system shall provide time stamps for use in audit record generation. The time stamps shall include the date and time values generated by the internal system clocks in the audit records. The agency shall synchronize internal information system clocks on an annual basis.

The agency's information system shall protect audit information and audit tools from modification, deletion and unauthorized access.

The agency shall retain audit records for at least one (1) year. Once the minimum retention time period has passed, the agency shall continue to retain audit records until it is determined they are no longer needed for administrative, legal, audit, or other operational purposes. This includes, for example, retention and availability of audit records relative to Freedom of Information Act (FOIA) requests, subpoena, and law enforcement actions.

A log shall be maintained for a minimum of one (1) year on all NCIC and III transactions. The III portion of the log shall clearly identify both the operator and the authorized receiving agency. III logs shall also clearly identify the requester and the secondary recipient. The identification on the log shall take the form of a unique identifier that shall remain unique to the individual requester and to the secondary recipient throughout the minimum one year retention period.

ACCESS CONTROL (AC)

The agency shall manage information system accounts, including establishing, activating, modifying, reviewing, disabling, and removing accounts. The agency shall validate information system accounts at least annually and shall document the validation process.

Account management includes the identification of account types (i.e., individual, group, and system), establishment of conditions for group membership, and assignment of associated authorizations. The agency shall identify authorized users of the information system and specify access rights/privileges. The agency shall:

Grant access to the information system based on:

1. Valid need-to-know/need-to-share that is determined by assigned official duties.
2. Satisfaction of all personnel security criteria.

Notify account managers and system/network administrators within:

1. One day when accounts are no longer required;
2. One day when users are terminated or transferred; and
3. One day when system usage or need-to-know changes for an individual

The agency shall approve individual access privileges and shall enforce physical and logical access restrictions associated with changes to the information system; and generate, retain, and review records reflecting all such changes. The agency shall enforce the most restrictive set of rights/privileges or access needed by users for the performance of specified tasks. The agency

shall implement least privilege based on specific duties, operations, or information systems as necessary to mitigate risk to CJI. This limits access to CJI to only authorized personnel with the need and the right to know. Retain audit records for a minimum of one (1) year or until it is determined they are no longer needed for administrative, legal, audit, or other operational purposes to provide support for after-the-fact investigations of incidents and to meet regulatory and organizational information retention requirements.

The agency shall authorize, monitor, and control all methods of remote access to the information system. Remote access is any temporary access to an agency's information system by a user (or an information system) communicating temporarily through an external, non-agency-controlled network (e.g., the Internet).

The agency shall employ automated mechanisms to facilitate the monitoring and control of remote access methods. The agency shall control all remote accesses through managed access control points. The agency may permit remote access for privileged functions only for compelling operational needs but shall document the rationale for such access in the security plan for the information system.

IDENTIFICATION AND AUTHENTICATION (IA)

The agency shall identify information system users and processes acting on behalf of users and authenticate the identities of those users or processes as a prerequisite to allowing access to agency information systems or services.

Each person who is authorized to store, process, and/or transmit CJI shall be uniquely identified. A unique identification shall also be required for all persons who administer and maintain the system(s) that access CJI or networks leveraged for CJI transit. The unique identification can take the form of a full name, badge number, serial number, or other unique alphanumeric identifier. Agencies shall require users to identify themselves uniquely before the user is allowed to perform any actions on the system. Agencies shall ensure that all user IDs belong to currently authorized users. Identification data shall be kept current by adding new users and disabling and/or deleting former users.

An FBI authorized originating agency identifier (ORI) shall be used in each transaction on CJIS

systems in order to identify the sending agency and to ensure the proper level of access for each transaction. Agencies may act as a servicing agency and perform transactions on behalf of authorized agencies requesting the service. Servicing agencies performing inquiry transactions on behalf of another agency may do so using the requesting agency's ORI.

Agencies shall follow the secure password attributes, below, to authenticate an individual's unique ID. Passwords shall:

- Be a minimum length of eight (8) characters on all systems.
- Not be a dictionary word or proper name.
- Not be the same as the User ID.
- Expire within a maximum of 90 calendar days.
- Not be identical to the previous ten (10) passwords.
- Not be transmitted in the clear outside the secure location.
- Not be displayed when entered.

Multi-factor authentication is required for access to privileged and non-privileged accounts.

Multi-factor authentication employs the use of two of the following three factors of authentication: something you know (e.g., a personal identification number [PIN]), something you have (e.g., a physical authenticator such as a cryptographic private key), or something you are (e.g., a biometric). The two authentication factors shall be unique (i.e. PIN/ cryptographic private key or biometric/PIN but not PIN/PIN or cryptographic private key/cryptographic private key).

CONFIGURATION MANAGEMENT (CM)

The agency shall configure the application, service, or information system to provide only essential capabilities and shall specifically prohibit and/or restrict the use of specified functions, ports, protocols, and/or services.

The agency shall ensure that a complete topological drawing (agency schematic) depicting the interconnectivity of the agency network to criminal justice information, systems and services is maintained in a current status.

MEDIA PROTECTION (MP)

Media protection policy and procedures shall be documented and implemented to ensure that access to electronic and physical media in all forms is restricted to authorized individuals. Procedures shall be defined for securely handling, transporting, and storing (including off-site storage) of media.

- ***Digital Media:*** *Any form of electronic media designed to store data in a digital format. This includes but is not limited to: memory device in laptops, computers, and mobile devices; and any removable, transportable electronic media, such as magnetic tape or disk, optical disk, flash drives, external hard drives, or digital memory card.*
- ***Physical Media:*** *Physical media refers to media in printed form. This definition includes, but is not limited to, printed documents, printed imagery, printed facsimile.*

The agency shall securely store electronic and physical media within physically secure locations or controlled areas. The agency shall restrict access to electronic and physical media to authorized individuals. If physical and personnel restrictions are not feasible then the data shall be encrypted.

The agency shall protect and control electronic and physical media during transport outside of controlled areas and restrict the activities associated with transport of such media to authorized personnel.

Controls shall be in place to protect electronic media containing CJI while in transport (physically moved from one location to another) to help prevent compromise of the data. Encryption is the optimal control during transport; however, if encryption of the data isn't possible then each agency shall institute other controls to ensure the security of the data.

The controls and security measures in this document also apply to CJI in physical (printed documents, printed imagery, etc.) form. Physical media shall be protected at the same level as the information would be protected in electronic form.

The agency shall sanitize, that is, overwrite at least three times or degauss electronic media prior to disposal or release for reuse by unauthorized individuals. Inoperable electronic media shall be destroyed (cut up, shredded, etc.). The agency shall maintain written documentation of the steps taken to sanitize or destroy electronic media. Agencies shall ensure the sanitization or destruction is witnessed or carried out by authorized personnel.

Physical media shall be securely disposed of when no longer required, using formal procedures. Formal procedures for the secure disposal or destruction of physical media shall minimize the risk of sensitive information compromise by unauthorized individuals. Physical media shall be destroyed by crosscut shredding or incineration. Agencies shall ensure the disposal or destruction is witnessed or carried out by authorized personnel.

PHYSICAL AND ENVIRONMENTAL PROTECTION (PE)

Physical protection policy and procedures shall be documented and implemented to ensure CJI and information system hardware, software, and media are physically protected through access control measures. A physically secure location is a facility or an area, a room, or a group of rooms within a facility with both the physical and personnel security controls sufficient to protect CJI and associated information systems. The physically secure location is subject to criminal justice agency management control; State Identification Bureau (SIB) control; FBI CJIS Security addendum; or a combination thereof.

The agency shall develop and keep current a list of personnel with authorized access to the physically secure location (except for those areas within the permanent facility officially designated as publicly accessible) or shall issue credentials to authorized personnel.

The agency shall control all physical access points (except for those areas within the facility officially designated as publicly accessible) and shall verify individual access authorizations before granting access.

The agency shall control physical access to information system distribution and transmission lines within the physically secure location. The agency shall control physical access to information system devices that display CJI and shall position information system devices in such a way as to prevent unauthorized individuals from accessing and viewing CJI. The agency shall monitor physical access to the information system to detect and respond to physical security incidents.

The agency shall control physical access by authenticating visitors before authorizing escorted access to the physically secure location (except for those areas designated as publicly accessible). The agency shall escort visitors at all times and monitor visitor activity.

The agency shall authorize and control information system-related items entering and exiting the physically secure location.

SYSTEM & COMMUNICATIONS PROTECTION (SC) & SYSTEM INFORMATION INTEGRITY (SI)

The agency shall implement network-based and/or host-based intrusion detection tools. The agency (or the software developer/vendor in the case of software developed and maintained by a vendor/contractor) shall develop and implement a local policy that ensures prompt installation of newly released security relevant patches, service packs and hot fixes. Patch requirements discovered during security assessments, continuous monitoring or incident response activities shall also be addressed expeditiously.

The agency shall implement malicious code protection that includes automatic updates for all systems with Internet access. Agencies with systems not connected to the Internet shall implement local procedures to ensure malicious code protection is kept current (i.e. most recent update available).

The agency shall employ virus protection mechanisms to detect and eradicate malicious code (e.g., viruses, worms, Trojan horses) at critical points throughout the network and on all workstations, servers and mobile computing devices on the network. The agency shall ensure malicious code protection is enabled on all the aforementioned critical points and information systems and resident scanning are employed.

The agency shall implement spam and spyware protection. The agency shall:

1. Employ spam protection mechanisms at critical information system entry and exit points (e.g. firewalls, electronic mail servers, remote-access servers).
2. Employ spyware protection at workstations, servers and/or mobile computing devices on the network.
3. Use the spam and spyware protection mechanisms to detect and take appropriate action on unsolicited messages and spyware/adware, respectively, transported by electronic mail, electronic mail attachments, Internet accesses, removable media (e.g. diskettes or compact disks) or other removable media as defined in this policy document.

A personal firewall shall be employed on all devices that are mobile by design (i.e. laptops, handhelds, personal digital assistants, etc.). For the purpose of this policy, a personal firewall is an application that controls network traffic to and from a user device, permitting or denying communications based on policy. At a minimum, the personal firewall shall perform the following activities:

1. Manage program access to the Internet.
2. Block unsolicited requests to connect to the user device.
3. Filter incoming traffic by IP address or protocol.
4. Filter incoming traffic by destination ports.
5. Maintain an IP traffic log

The agency shall restrict the information input to any connection to FBI CJIS services to authorized personnel only. Restrictions on personnel authorized to input information to the information system may extend beyond the typical access controls employed by the system and include limitations based on specific operational/project responsibilities.

FORMAL AUDITS **SYSTEM AND SERVICES ACQUISITION (SA)**

At a minimum, the TBI's CJIS LESU shall conduct triennial audits of all criminal justice agencies (CJA) and non-criminal justice agencies (NCJA) which have direct access to the TIES network in order to ensure compliance with applicable statutes, regulations and policies. Additionally, the CJIS LESU has the authority to conduct unannounced security inspections and scheduled audits of contractor facilities.

The FBI CJIS Division shall conduct a triennial audit of the TBI in order to verify compliance with applicable statutes, regulations and policies. This audit shall include a sample of CJAs and NCJAs. Audits may be conducted on a more frequent basis if the audit reveals that an agency has not complied with applicable statutes, regulations and policies. The FBI CJIS Division shall also have the authority to conduct unannounced security inspections and scheduled audits of contractor facilities.

The FBI CJIS Division is also authorized to conduct security IT audits of the TBI once every three (3) years at a minimum, to assess agency compliance with the CJIS Security Policy. This audit shall include a sample of CJAs and NCJAs. Audits may be conducted on a more frequent basis if the audit reveals that an agency has not complied with the CJIS Security Policy.

All agencies having access to CJI shall permit an inspection team to conduct an appropriate inquiry and audit of any alleged security violations. The inspection team shall be appointed by the CJIS APB and shall include at least one representative of the FBI's CJIS Division. All results of the inquiry and audit shall be reported to the APB with appropriate recommendations.

PERSONNEL SECURITY (PS)

To verify identification, a state of residency and national fingerprint-based record check shall be conducted within 30 days of assignment for all personnel who have direct access to CJI and those who have direct responsibility to configure and maintain computer systems and networks with direct access to CJI. However, if the person resides in a different state than that of the assigned agency, the agency shall conduct state (of the agency) and national fingerprint-based record checks and execute a Nlets CHRI IQ/FQ/AQ query using purpose code C or J depending on the circumstances.

All requests for access shall be made as specified by the CSO, Authorized Recipient Official, or IA Official. The CSO/designee, Authorized Recipient Official/designee, or IA Official is authorized to approve access to CJI. All CSO designees shall be from an authorized criminal justice agency. All Authorized Recipient designees shall be employed by the Authorized Recipient Agency.

- If a criminal history record of any kind exists, access to CJI shall not be granted until the CSO/designee, Authorized Recipient Official/designee, or IA Official reviews the matter to determine if access is appropriate.
    - If a felony conviction of any kind exists, the agency shall deny access to CJI. However, the requesting agency may ask for a review by the CSO/designee, Authorized Recipient Official/designee, or IA Official in extenuating circumstances where the severity of the offense and the time that has passed would support a possible variance.
    - Applicants with a record of misdemeanor offense(s) may be granted access if the CSO/designee, Authorized Recipient Official/designee, or IA Official, determines the nature or severity of the misdemeanor offense(s) do not warrant disqualification. The requesting agency may request the CSO/designee, Authorized Recipient Official/designee, or IA Official review a denial of access determination.
    - If a criminal history record of any kind is found on a contractor, the CA shall be

formally notified of continuing fitness determination and system access shall be delayed pending review of the criminal history record information. The CA shall in turn notify the contractor's security officer.

- If the person appears to be a fugitive or has an arrest history without conviction, the CSO/designee, Authorized Recipient Official/designee, or IA Official shall review the matter to determine if access to CJI is appropriate.
- If the person already has access to CJI and is subsequently arrested and or convicted, continued access to CJI shall be determined by the CSO/designee, Authorized Recipient Official/designee, or IA Official. This does not implicitly grant hiring/firing authority with the CSA, Authorized Recipient, or IA Official only the authority to grant access to CJI. For offenses other than felonies, the CSO/designee, Authorized Recipient Official/designee, or IA Official has the latitude to delegate continued access determinations.
- If the CSO/designee, Authorized Recipient Official/designee, or IA Official determines that access to CJI by the person would not be in the public interest, access shall be denied and the person's appointing authority shall be notified in writing of the access denial.
- The criminal and non-criminal justice agency shall maintain a list of personnel who have been authorized unescorted access to unencrypted CJI and shall, upon request, provide a current copy of the access list to the CSO/designee, Authorized Recipient Official/designee, or IA Official.
- Recommend rescreening individuals in accordance with PS-3(a)(1). The authority authorized for the national fingerprint-based background check must also authorize the rescreening.

The agency shall employ a formal sanctions process for personnel failing to comply with established information security policies and procedures.

MOBILE DEVICES 5.20 POLICY AREA 20

The agency shall:

1. Establish usage restrictions and implementation guidance for mobile devices.
2. Authorize, monitor, control wireless access to the information system. Wireless technologies, in the simplest sense, enable one or more devices to communicate without physical connections—without requiring network or peripheral cabling.

Agencies shall implement the following controls when allowing CJI access from cell / smartphones and tablet devices:

1. Ensure that CJI is only transferred between CJI authorized applications and storage areas of the device.

2. Mobile Device Management (MDM) with centralized administration configured and implemented to perform at least the:
   a. Remote locking of device
   b. Remote wiping of device
   c. Setting and locking device configuration
   d. Detection of "rooted" and "jailbroken" devices
   e. Enforcement of folder or disk level encryption
   f. Application of mandatory policy settings on the device
   g. Detection of unauthorized configurations or software/applications

Cellular telephones, smartphones (i.e. Blackberry, iPhones, etc.), tablets, personal digital assistants (PDA), and "aircards" are examples of cellular handheld devices or devices that are capable of employing cellular technology. Additionally, cellular handheld devices typically include

Bluetooth, infrared, and other wireless protocols capable of joining infrastructure networks or creating dynamic ad hoc networks.

Organizations shall, at a minimum, ensure that cellular wireless devices:

1. Apply available critical patches and upgrades to the operating system as soon as they become available for the device and after necessary testing as described in System and Information Integrity (SI).
2. Are configured for local device authentication. (see Section 5.20.7.1)
3. Use advanced authentication (See policy area 5.20.7.2.1)
4. Encrypt all CJI resident on the device.
5. Erase cached information, to include authenticators (see Identification and Authentication (IA)) in applications, when session is terminated.
6. Employ personal firewalls or run a Mobile Device Management (MDM) system that facilitates the ability to provide firewall services from the agency level.
7. Employ malicious code protection on full-featured operating system devices or run a MDM system that facilitates the ability to provide anti-malware services from the agency level.

Agencies that allow smartphones and tablets to access CJI shall have a process to approve the use of specific software or applications on the devices. An appropriately configured MDM shall be used on smartphones and tablets to prevent the installation of unauthorized software or applications.

Due to small form factors and the fact that mobile devices are often stored in lower security areas, the risk to theft or loss of the device and any data stored on it is elevated. Physical protections will often be the responsibility of the assigned device user.

When mobile devices authorized for use to access CJI are lost or stolen, agencies shall:

1. Have the ability to determine the location of agency controlled smartphones and tablets.
2. Immediately wipe the device.

A personal firewall shall be employed on all mobile devices that have a full-feature operating system (i.e. laptops or tablets with Windows or Linux/Unix operating systems). At a minimum, the personal firewall shall perform the following activities:

1. Manage program access to the Internet.
2. Block unsolicited requests to connect to the user device.
3. Filter incoming traffic by IP address or protocol.
4. Filter incoming traffic by destination ports.
5. Maintain an IP traffic log.

In addition to the requirements for an incident response, agencies shall develop additional or enhanced incident reporting and handling procedures to address mobile device operating scenarios. Rapid response to mobile device related incidents can significantly mitigate the risks associated with illicit data access either on the device itself or within online data resources associated with the device through an application or specialized interface.

Special reporting procedures for mobile devices shall apply in any of the following situations:

1. Loss of device control
2. Total loss of device
3. Device compromise
4. Device loss or compromise outside the United States

A mobile device not capable of providing required audit and accountability on its own accord shall be monitored by a Mobile Device Management (MDM), other management system, or application capable of collecting required log data.

When an agency allows mobile devices to function as a wireless access point, they shall be configured:

1. In accordance with the requirements in section 5.20.1.1 of the *Policy*.
2. To only allow connections from agency authorized devices.

When mobile devices are authorized for use in accessing CJI, local device authentication shall be used to unlock the device for use. The authenticator used shall meet the requirements in Identification and Authentication (IA).

When certificates or cryptographic keys used to authenticate a mobile device are stored on the device, they shall be:

1. Protected against being extracted from the device.
2. Configured for remote wipe on demand or self-deletion based on a number of unsuccessful login or access attempts.
3. Configured to use a secure authenticator (i.e. password, PIN) to unlock the key for use.

When accessing CJI from an authorized mobile device, advanced authentication shall be used by the authorized user unless the access to CJI is indirect as described in Identification and Authentication (IA). If access is indirect, then AA is not required.

NON-COMPLIANCE SANCTION PLAN

Non-compliance includes but shall not be limited to the following:

- Computer security violations resulting in the disclosure of sensitive or classified information to unauthorized individuals or the accessing of TIES information inappropriately and/or for unauthorized purposes.
- Any activity that results in unauthorized modification or destruction of system data, loss of computer system processing capability or loss by theft or any computer media including but not limited to memory, optical or magnetic storage medium, hardcopy printouts, etc.

When discrepancies are discovered at the agency, by someone performing internal audits, they must be documented and reported to the agency administrator and the agency TAC. The incident shall then be reported in writing to the TBI CJIS LESU, along with any disciplinary action that was taken.

When non-compliance issues are discovered by the TBI CJIS LESU, they will be documented and reported to the agency administrator and agency TAC. If corrective measures are not implemented and completed in a timely manner, Phase One of the prescribed sanctions will be enacted. Phase One status is not limited to non-compliance matters found during an on-site audit. Phase One will be initiated any time misuse of TIES policies is determined by the TBI CJIS LESU and CSO.

PHASE ONE

All infractions will be documented and reported to the TAC and agency's CLEO/Administrator for their review and immediate corrective action. A written formal response from the CLEO shall be directed to the CJIS Systems Officer (CSO) within thirty (30) days of the agency being found to be in a non-compliance status. The following issues shall be addressed:

- Non-compliance issues cited
- Documentation of corrective measures
- Agency's plan to eliminate future non-compliance
- Documentation of retraining of agency personnel, if applicable
- As appropriate, a follow-up visit will be scheduled to ensure that appropriate corrective measures have been taken.
- Follow-up visits will be unannounced. CJIS LESU personnel shall be allowed to start the interview and/or compliance audit within fifteen (15) to thirty (30) minutes of arrival.

  The agency will be placed immediately in Phase Two if an unreasonable delay is experienced.

If non-compliance remains an issue, Phase Two sanctions will be enacted immediately.

PHASE TWO

A letter from the CSO will be forwarded to the CLEO/Administrator, with a copy forwarded to the Assistant Director of CJIS, Director of TBI, and other governing administrators. This letter will outline the results of the follow-up compliance audit or investigation.

The following limited sanctions will be imposed:

- Access to the FBI Interstate Identification Index (III) and State Criminal History Files through the agency's TIES terminal will be suspended.
- Suspension of In-state Vehicle Registration (RQ) and Driver License (DQ) inquiries.

The agency will be placed on sixty (60) days probation.

- All other TIES services will remain available.
- An unannounced follow-up visit will be conducted thirty (30) days after the agency is placed on probation.

If non-compliance remains an issue, Phase Three sanctions will be enacted at the conclusion of this probationary period.

PHASE THREE

A formal letter from the Director of the TBI will be forwarded to the CLEO/Administrator, other governing administrators and the CSO. Each letter will address the non-compliance issue(s), failure to carry out corrective measures, and previously imposed sanctions. In addition, a copy of the agency's compliance audit(s) will be enclosed.

- The CSO will cancel all TIES services to the agency.
- The agency will be responsible for all quarterly charges incurred during this time period.
- All agency records residing in TCIC and/or NCIC databases will be purged, unless a Terminal Agency / Non-terminal Agency User Agreement is executed and approved by the TBI immediately.
- The CSO will notify the FBI CJIS Division of the actions taken.
- After six (6) months of terminated service, the agency may formally reapply for TIES services.

REINSTATEMENT OF TIES SERVICES

To regain access to previously suspended TIES services through their terminal equipment, a formal letter from the agency's CLEO/Administrator must be submitted to the CSO. The following issues must be addressed:

- Non-compliance issue(s) that initiated the enforced sanctions
- Corrective action taken by the agency's CLEO/Administrator
- Implemented plans to ensure future compliance
- Documentation of retraining of agency personnel
- Requested date for inspection by TBI personnel

Upon completion of a satisfactory inspection by TBI compliance audit personnel, the CJIS Systems Officer (CSO) will notify by letter, the agency's CLEO/Administrator, TBI Director, Assistant CJIS Director and other governing administrators. After TBI personnel make the appropriate changes to the TIES message switch, TIES service will be restored to its original level of access.

The agency will be placed on probation for one year after TIES services have been reinstated.

INSTRUCTIONS:

The following procedures / policies should be described in detail and submitted along with the acknowledgement page of the Non-compliance Sanction Plan. Do not submit the entire document. The agency should retain the policy pages (above) for their files.

Remember to submit a new acknowledgement page anytime the referenced parties change. It is not necessary to resubmit the detailed procedure / policy pages unless those change also. Anytime the following procedures / policies change at the agency, it is not necessary to resubmit the entire document. It is permissible to submit only the page(s) that have been revised.

If you have questions regarding the Non-compliance Sanction Plan or any of the policies referenced herein, please contact the LESU Supervisor or your agency's auditor.

When completed, submit the required pages to your agency's auditor.

East Tennessee: Kyla.Ledford@tbi.tn.gov
Middle Tennessee: Lesley.White@tbi.tn.gov
West Tennessee: Johnny.Powell@tbi.tn.gov

Information Exchange Agreements:

Franklin Police Department	TN09401A1	12/03/2025
Name OF TIES AGENCY	ORI	DATE

1. Procedures for handling and storage of information shall be established by all TIES agencies to protect that information from unauthorized disclosure, alteration or misuse. The procedures shall apply to the handling, processing, storing, and communication of criminal justice information (CJI). These procedures apply to the exchange of CJI no matter the form of exchange.

   Describe below the agency's procedures for handling, processing, storing, and communication of CJI, along with the method used to train agency personnel on these requirements. *Reference pages 2-4 of the Non-compliance Sanction Plan and Section 5.1, Policy Area 1: Information Exchange Agreements, of the CJIS Security Policy.*

   Access to the Interstate Identification Index (III), which facilitates the exchange of on-line criminal history record information (CHRI between Criminal Justice Agencies, accessed through the Tennessee Information Enforcement System (TIES) computer network, is restricted to Criminal Justice Agencies for criminal justice purposes.

   All sworn personnel requesting criminal history record information from the Terminal Agency Coordinator (TAC) of this department shall sign an acknowledgment form acknowledging their responsibility to handle information in accordance with federal law (Release of Information Form).

   Additionally, sworn personnel will sign a Criminal History Dissemination Form, to be maintained by the Terminal Agency Coordinator (TAC), that reflects the sworn personnel's name and signature, the date and time of the request, the person of whom the information is being requested, the reason for requiring such information, and if and where such information may be disseminated. The TAC will maintain both the signed Release of Information Form and the III log in accordance with TIES standards. All materials will be available for inspection on demand.

   Information from the III may be disseminated to the Franklin City Courts, the 21st Judicial District Attorney General's Office or to the Williamson County Court System. Aside from these agencies, officers must not maintain or share information from the III outside the physical limitations of this department. Sworn personnel may not maintain information from the III in personal files, in personal lockers, or in their patrol vehicles. The disposal of III material is shredding.

Attach additional sheets, if necessary.

Law Dept approved 12.18.25

Awareness and Training:

Franklin Police Department	TN09401A1	12/03/2025
Name OF TIES AGENCY	**ORI**	**DATE**

Records of individual basic security awareness training and specific information system security training shall be documented, kept current, and maintained by the TAC at the TIES agency.

Describe below the agency's process for documenting and maintaining security awareness training records for agency personnel at all levels (e.g., secretary, file clerk, dispatcher, officer, IT support personnel, non-terminal agency personnel, etc.). *Reference page 4 of the Non-compliance Sanction Plan and Awareness and Training (AT) section of the CJIS Security Policy.*

Secretary, File Clerk - All personnel are fingerprinted, criminal history completed, and a Release of Information Form completed.

TAC and Alt TAC are fingerprinted, criminal history completed, Release of Information Form completed, Basic Certified through TAB, and re-certified every year. Also, CHS Security Training is completed and re-certified every year.

Command Staff - All command staff are fingerprinted, criminal history completed, and a Release of Information Form completed.

Officers - All officers are fingerprinted, criminal history completed, Release of Information Form completed, and Query Certified through TBI and re-certified every year.

IT Support Personnel - All IT personnel are fingerprinted, criminal history completed, Release of Information Form and Security Addendum Form completed and CJIS Security Training completed and re-certified every year.

Maintenance, Custodian - All personnel are fingerprinted, criminal history completed, and a Release of Information Form completed.

Attach additional sheets, if necessary.

Incident Response:

Franklin Police Department	TN09401A1	12/03/2025
NAME OF TIES AGENCY	ORI	DATE

2. TIES agencies shall: (i) establish an operational incident handling capability for agency information systems that includes adequate preparation, detection, analysis, containment, recovery, and user response activities; (ii) track, document, and report incidents to appropriate agency officials and/or authorities. Responsibilities and procedures shall be in place to handle information security events and weaknesses effectively once they have been reported.

Incident response is an organized approach to addressing and managing the aftermath of a security breach or attack (also known as an incident). The goal is to handle the situation in a way that limits damage and reduces recovery time and costs. An incident response plan includes a policy that defines, in specific terms, what constitutes an incident and provides a step-by-step process that should be followed when an incident occurs.

Submit the agency's incident response policy and plan to include the following:
a. Require personnel/contractors/service providers to report suspected incidents to your organizational incident response capability immediately but not to exceed one (1) hour after discovery; and
b. Report incident information to organizational personnel with incident handling responsibilities, and if confirmed, notify TBI by email to tbi.cjissecurity@tbi.tn.gov
c. Complete and submit a security incident report form (Appendix F.1-1 CJISSECPOL v6.0) and submit to TBI.
d. Require all affected employees to complete the CJIS Security Awareness Training within 30 days of the security incident being reported to TBI. Failure to complete the training will result in your agency's loss of access.

Reference pages 4-5 of the Non-compliance Sanction Plan and Incident Response (IR) section of the CJIS Security Policy.

Network: Boundary Protection - Palo Alto Redundant firewalls
Palo Alto Web Filtering - http & https traffic
Personal Firewall: Trend Micro Apex ONE
Malicious Code (Virus) Protection Software - Trend Micro Apex ONE Scan, Microsoft Defender for Endpoint, and IPS/IDS Security Appliance - FireEye NX5500a
Encryption Method(s): MDT connection – Verizon Wireless segmented encrypted tunnel using AES 256 SHA1

Depending on the severity of the incident, Information Technology will either document and resolve the issue and/or engage in external services of security experts that specialize in security. IT Security Incident Response Form will be completed as needed.

Attach additional sheets, if necessary.

Auditing and Accountability:

Franklin Police Department	TN09401A1	12/03/2025
Name OF TIES AGENCY	**ORI**	**DATE**

3. TIES agencies shall implement audit and accountability controls to increase the probability of authorized users conforming to a prescribed pattern of behavior. TIES Agencies shall carefully assess the inventory of components that compose their information systems to determine which security controls are applicable to the various components.

   The TIES agency's information system shall produce, at the application and/or operating system level, audit records containing sufficient information to establish what events occurred, the sources of the events, and the outcomes of the events. The agency shall periodically review and update the list of agency-defined auditable events.

   A log shall be maintained for a minimum of one (1) year on all NCIC and III transactions. The III portion of the log shall clearly identify both the operator and the authorized receiving agency. III logs shall also clearly identify the requester and the secondary recipient.

   Describe below the agency's procedure for audit and accountability controls, including logging procedures. *Reference pages 5 - 6 of the Non-compliance Sanction Plan and Auditing and Accountability (AU) section of the CJIS Security Policy.*

Diverse Computing (eAgent) is the software used by this agency to access CJI. The electronic Criminal History Log that the software provides identifies the date and time the request was completed, the ORI in which the request was made, the purpose for the query, the case number related to the query, the person requesting the query the reason for the query and dissemination of the printed query.

The Criminal History log is printed after each month and maintained for one year. A check of each log is completed by the TAC/Alt TAC to ensure that the information on the log is accurate and complete. If the information has been omitted from the log or is incorrect, the log will be corrected, and a QA will be sent to the user.

Attach additional sheets, if necessary.

4. The agency shall manage information system accounts, including establishing, activating, modifying, reviewing, disabling, and removing accounts. The agency shall validate information system accounts at least annually and shall document the validation process. This includes reviewing the agency's TIES certification list to verify active and inactive statuses, notifying TBI CSC promptly of any changes.

   Describe below the agency's procedure for managing system accounts and validating/reviewing the agency's TIES certification list. *Reference pages 6-7 of the Non- compliance Sanction Plan and Access Control (AC) section of the CJIS Security Policy.*

   At the beginning of each month, a check will be completed by the department's Terminal Agency Coordinator (TAC) ensuring all personnel having access to CJI are still authorized to access it. During the check, the TAC verifies employment status, continued need for access, and ensures all records are current. Any individual who no longer needs access will be removed. The TAC will also review each month the TIES certification list and ensure that each operator on the list is a current employee of the Agency.

   The TIES agency shall authorize, monitor, and control all methods of remote access to the information system.

   If applicable, describe below the agency's procedure for remote access. If not applicable, indicate with N/A below. *Reference pages 6-7 of the Non-compliance Sanction Plan and Section AC-17 of the CJIS Security Policy.*

   When remote access is needed, the IT Department will log onto the server or workstation and establish the connection to the supporting vendor. IT monitors their activity and terminates the external connection at the completion of the service.

Attach additional sheets, if necessary.

Identification and Authentication:

Franklin Police Department	TN09401A1	12/03/2025
NAME of TIES AGENCY	ORI	DATE

5. Each person who is authorized to store, process, and/or transmit CJI shall be uniquely identified. The TIES agency shall ensure that all user IDs belong to currently authorized users. Identification data shall be kept current by adding new users and disabling and/or deleting former users.

   The TIES agency shall follow the secure password attributes, provided in the Identification and Authentication (IA) section of the CJIS Security Policy, to authenticate an individual's unique ID. Additionally, an authorized originating agency identifier (ORI) shall be used in each transaction in order to identify the sending agency and to ensure the proper level of access for each transaction.

   Describe below the agency's procedure for uniquely identifying agency personnel who have access to CJI, including the password and ORI requirements at the agency. *Refer to pages 7- 8 of the Non-compliance Sanction Plan and Identification and Authentication (IA) section of the CJIS Security Policy.*

   There are multiple layers a user must complete to gain access to CJIS via TIES. The first layer consists of access to the City of Franklin's information system which consists of a username and password via Active Directory maintained access by adding new users and disabling and/or deleting former users. 1. Passwords must be constructed according to set length and complexity requirements. As such passwords must be 8 characters in length and must include characters from three of the following four categories 1) English uppercase 2) English lowercase 3) Base 10 digits (0 thru 9) 4) non-alphabetic characters and not contain the user's account name or parts of the user's full name that exceed two consecutive characters. 2. Passwords will have both minimum and maximum lifespan. As such,

   Multi-factor authentication is a requirement for access to both privileged and non-privileged account.

   Describe the agency's implementation of multi-factor authentication. *Refer to pages 7-8 of the Non- compliance Sanction Plan and IA section of the CJIS Security Policy.*

   We use Mircrosoft Authenticator for all employees

Attach additional sheets, if necessary.

Configuration Management:

Franklin Police Department	TN09401A1	12/03/2025
Name OF TIES AGENCY	**ORI**	**DATE**

6. The TIES agency shall ensure that a complete topological drawing (agency schematic) depicting the interconnectivity of the agency network, to criminal justice information, systems and services is maintained in a current status. At a minimum, the agency schematic must include:

   - Agency's name
   - Agency's main ORI
   - TAC's name
   - Date of current schematic
   - List of the number of fixed devices, hand held devices, etc.
   - ORI designation and/or ranges
   - IP subnet information
   - Any necessary additional verbiage (on a separate page)
   - Mark the schematic "For Official Use Only"

   Any time there is a change to the agency's network as it relates to the TIES network (e.g., adding TIES devices, changing agency connectivity, etc.), an updated schematic must be submitted to the CSC.

   Submit a current agency schematic to the CJIS LESU, along with the completed Non-compliance Sanction Plan. *Reference page 8 of the Non-compliance Sanction Plan and Configuration Management (CM) section of the CJIS Security Policy.*

Attach additional sheets, if necessary.

Media Protection:

Franklin Police Department	TN09401A1	12/03/2025
NAME OF TIES AGENCY	ORI	DATE

7. Media protection policy and procedures shall be documented and implemented by the TIES agency to ensure that access to electronic and physical media in all forms is restricted to authorized individuals. Procedures shall be defined for securely handling, transporting, storing, and disposal of media.

   - ***Electronic Media:*** *hard drives from laptops, copy machines, fax machines and any removable, transportable digital memory media, such as magnetic tape or disk, optical disk, flash drives, jump drives, external hard drives, or digital memory cards.*
   - ***Physical Media:*** *diskettes, tape cartridges, ribbons, hard copies, print-outs, and other similar items.*

Describe below the agency's procedures for securely handling, transporting and storing (including off-site storage) of <u>BOTH</u> electronic media and physical media. *Reference pages 8-9 of the Non-compliance Sanction Plan and Media Protection (MP) Sections MP-4, MP-5 and MP-7 of the CJIS Security Policy.*

Access to the Interstate Identification Index (III), which facilitates the exchange of on-line criminal history record information (CHRI between Criminal Justice Agencies, accessed through the Tennessee Information Enforcement System (TIES) computer network, is restricted to Criminal Justice Agencies for criminal justice purposes.

The TIES agency shall maintain written documentation of the steps taken to sanitize or destroy electronic media (e.g., hard drives from laptops, copy machines, fax machine, etc.). The TIES agency shall ensure the sanitization or destruction is witnessed or carried out by authorized personnel.

Describe below the agency's procedure for electronic media that is to be destroyed or reused. *Reference pages 8-9 of the Non-compliance Sanction Plan and Section MP-6 of the CJIS Security Policy.*

Hard drives shall not be released from control until the equipment is sanitized and all stored information has been cleared. The City of Franklin IT Department who provides IT support for the Franklin Police Department uses a program that overrides a hard drive and then removes the hard drives and physically destroys them.

Physical media shall be securely disposed of by the TIES agency when no longer required, using formal procedures.

Describe below the agency's procedure for securely disposing of physical media. *Reference pages 8-9 of the Non-compliance Sanction Plan and Section MP-6 of the CJIS Security Policy.*

Physical Media: Any hard copy printouts from the TIES (NCIC) computer that is no longer needed shall be properly destroyed. Printouts shall not be allowed to be disseminated to unauthorized individuals. The department has shredders conveniently located within the

Attach additional sheets, if necessary.

System and Information Integrity:

Franklin Police Department	TN09401A1	12/03/2025
NAME OF TIES Agency	ORI	DATE

9. The TIES agency shall control how data moves from one place to the next in a secure manner. The TIES agency shall control access to networks processing CJI.

   - Encryption shall be a minimum of 128 bit.
   - When CJI is at rest (i.e. stored electronically) outside the boundary of the physically secure location, the data shall be protected via cryptographic mechanisms (encryption).
   - When encryption is employed, the cryptographic module used shall be certified to meet FIPS 140-3 standards.
   - For agencies using public key infrastructure technology, the agency shall develop and implement a certificate policy and certification practice statement for the issuance of public key certificates used in the information system.
   - The agency shall implement network-based and/or host-based intrusion detection tools.
   - The application, service, or information system shall physically or logically separate user interface services (e.g. public web pages) from information storage and management services (e.g. database management).
   - The agency shall restrict the information input to any connection to TBI and FBI CJIS services to authorized personnel only.
   - The agency shall implement malicious code protection that includes automatic updates for all systems with Internet access.
   - The agency shall employ virus protection mechanisms to detect and eradicate malicious code (e.g., viruses, worms, Trojan horses) at critical points throughout the network and on all workstations, servers and mobile computing devices on the network.
   - The agency shall implement spam and spyware protection.
   - Agencies with systems not connected to the Internet shall implement local procedures to ensure virus protection and malicious code protection is kept current

Describe below the agency's procedures for securely controlling the flow of CJI data and for installing and updating malicious code protection / anti-virus software for all systems, including those without Internet access. *Reference page 10 of the Non-compliance Sanction Plan and System and Information Integrity (SI) section of the CJIS Security Policy.*

All servers and workstations are protected with Trend Micro Apex One antivirus scan and real-time behavioral monitoring. This system is regularly updated as new versions and patches are released by Trend Micro.
CrowdStrike Falcon is also deployed to servers and workstations to detect\eradicate malicious viruses, malware, and ransomware. CrowdStrike also performs threat hunts and machine learning.

Attach additional sheets, if necessary.

Environmental Protection:

Franklin Police Department	12/03/2025	12/03/2025
Name OF TIES AGENCY	**ORI**	**DATE**

8. Physical protection policy and procedures shall be documented and implemented by the TIES agency to ensure CJI and information system hardware, software, and media are physically protected through access control measures. The TIES agency shall develop and keep current a list of personnel with authorized access to the physically secure location (except for those areas within the permanent facility officially designated as publicly accessible) or shall issue credentials to authorized personnel.

   The TIES agency shall control physical access to information system devices that display CJI and shall position information system devices in such a way as to prevent unauthorized individuals from accessing and viewing CJI.

   Describe below the agency's procedures regarding authorized personnel with physical access to secure locations and to information system devices that display CJI. *Reference page 9 of the Non-compliance Sanction Plan and Physical and Environmental Protection (PE) section of the CJIS Security Policy.*

The department's security measures shall be accomplished using a computerized key card security system in conjunction with manual security safety features. Rules and regulations shall always govern the department' s security and access. It shall be the department's policy to maintain a constant level of security. Department employees (both sworn and non-sworn) shall stop and question any individual within the department's physical security areas who is not immediately recognized as having access authority; this includes anyone not displaying the appropriate department-approved identification. Access to various doors and/or areas is individually restricted depending on the individual' s job position and authority given by the Chief of Police or designee.

Attach additional sheets, if necessary.

System and Services Acquisition:

Franklin Police Department	TN09401A1	12/03/2025
NAME of TIES AGENCY	ORI	DATE

10. At a minimum, the TBI's CJIS LESU shall conduct triennial audits of all criminal justice agencies (CJA) and non-criminal justice agencies (NCJA) which have direct access to the TIES network in order to ensure compliance with applicable statutes, regulations and policies. Additionally, the CJIS LESU has the authority to conduct unannounced security inspections and scheduled audits of contractor facilities.

    All agencies having access to CJI shall permit an inspection team to conduct an appropriate inquiry and audit of any alleged security violations. The inspection team shall be appointed by the CJIS APB and shall include at least one representative of the FBI's CJIS Division. All results of the inquiry and audit shall be reported to the APB with appropriate recommendations.

    Reference page 11 of the Non-Compliance Sanction Plan and System and Services Acquisition (SA) section of the CJIS Security Policy.

- ☐ By checking this box, this TIES agency acknowledges that applicable TIES agency personnel will be available for triennial audits conducted by TBI CJIS LESU personnel, in order to ensure compliance with applicable statues, regulations and policies.

- ☐ By checking this box, this TIES agency acknowledges that an inspection team appointed by the CJIS APB (including TBI CJIS personnel) will be permitted to conduct an inquiry and audit of any alleged security violatio

Law Dept approved 12.18.25

Personnel Security:

Name OF TIES AGENCY	ORI	DATE

11. To verify identification, a state of residency and national fingerprint-based record checks shall be conducted by the TIES agency within 30 days of assignment for all personnel (including contractors and vendors) who have direct access to CJI and those who have direct responsibility to configure and maintain computer systems and networks with direct access to CJI. Support personnel, contractors, and custodial workers with access to physically secure locations or controlled areas (during CJI processing) shall be subject to a state and national fingerprint- based record check unless these individuals are escorted by authorized personnel at all times. **Describe the agency's policy for conducting background checks on 1) agency personnel who have direct access to CJI; 2) vendors and contractors who have direct access to CJI; 3) those who have direct responsibility to configure and maintain computer systems and networks with direct access to CJI; and 4) support personnel, contractors and custodial workers with access to physically secure locations (during CJI processing).** *Reference pages 11-12 of the Non-compliance Sanction Plan and Personnel Security (PS), PS-3 section of the CJIS Security Policy.*

IT Support Personnel – All IT personnel are fingerprinted, criminal history completed, Release of Information Form and Security Addendum Form completed and CJIS Security Training completed and re-certified every two years. Should it be determined that a criminal

The TIES agency, upon termination of individual employment, shall immediately terminate access to CJI. The agency shall review CJI access authorizations when personnel are reassigned or transferred to other positions within the agency and initiate appropriate actions such as closing and establishing accounts and changing system access authorizations.

Describe the agency's policy for personnel who have been terminated, reassigned, or transferred in regard to CJI access. *Reference pages 11-12 of the Non-compliance Sanction Plan and Personnel Security (PS), PS-4 & PS-5 sections of the CJIS Security Policy.*

The employee's Access Key Card will be terminated, and all computer usage will be terminated or modified (should the employee be transferred to another department). TBI will be notified to place the employee in an inactive status reference TIES access.

The TIES agency shall employ a formal sanctions process for personnel failing to comply with established information security policies and procedures.

Describe the agency's discipline policy for non-compliance of security policies and procedures. *Reference pages 11-12 of the Non-compliance Sanction Plan and Personnel Security (PS), PS-8 of the CJIS Security Policy.*

Any sworn personnel or official of this department found to have intentionally abused their access to the III, shall be subject to disciplinary action, up to and including termination from this department and their law enforcement commission withdrawn from the State of

Attach additional sheets, if necessary.

Mobile Devices:

Franklin Police Department	TN09401A1	12/03/2025
Name OF TIES AGENCY	**ORI**	**DATE**

12. The TIES agency shall: (i) establish usage restrictions and implementation guidance for mobile devices; and (ii) authorize, monitor, and control wireless access to the information system.

Describe the agency's policy for all agency managed wireless access points and mobile devices with access to CJI. *Reference page 12-14 of the Non-compliance Sanction Plan and Section 5.20, Policy Area 20: Mobile Devices, of the CJIS Security Policy.*

All agency laptops have a certificate issued by our Root CA server which allows connectivity to the agency' s access points. The certificate is only manageable by City IT staff and cannot be extracted otherwise.

Mobile devices with access to CJI are protected with Rapid Identity MFA advanced authentication using either PING ME, OTP, or FIDO hard tokens. Any mobile device that does not have Rapid MFA on it, does not receive access per policy.

Describe the agency's implementation of Advanced Authentication. *Reference page 12-14 of the Non-compliance Sanction Plan and Section 5.20.7.2 of the CJIS Security Policy.*

Attach additional sheets, if necessary.

Franklin Police Department — TN09401A1

NAME OF TIES AGENCY — ORI

Tennessee Bureau Of Investigation
Tennessee Information Enforcement System (Ties)
Non-Compliance Sanction Plan

ACKNOWLEDGMENT

As the Agency Administrator, TAC, Alternate TAC, and Organizational Personnel with Security Responsibilities (LASO) for this agency, we hereby acknowledge the duties and responsibilities as set out in this agreement. We acknowledge that these duties and responsibilities have been developed to ensure the reliability, confidentiality, completeness, and accuracy of all information contained in, or obtained by means of, the TIES network. We further acknowledge that failure to comply with these duties and responsibilities may result in the imposition of sanctions against this agency. The Director of the TBI may approve sanctions to include the termination of TIES access.

We hereby certify that we are familiar with all applicable documents that are made part of this agreement and to all applicable federal and state laws and regulations relevant to the receipt and dissemination of information provided through the TIES network.

AGENCY ADMINISTRATOR:

Deborah Y. Faulkner — Print Name

Deborah Faulkner — Signature — 02/23/2026 — Date

TERMINAL AGENCY COORDINATOR:

Carolyn A. Sharp — Print Name

Carolyn Sharp — Signature — 2/23/26 — Date

ALTERNATE TERMINAL AGENCY COORDINATOR: *(if applicable)*

Anna C. Bashers — Print Name

Anna C Bashers — Signature — 2/23/26 — Date

LOCAL AGENCY SECURITY OFFICER: *(if other than TAC)*

Michael Proctor — Print Name

Michael Proctor — Signature — 2/23/26 — Date

Submit the completed document and signature page to the TBI CJIS Law Enforcement Support Unit (LESU) by email to the agency's CJIS Support Specialist – Regional Auditor. Please be advised that this form and the signatures above must be updated, any time there are changes to the individuals or information referenced herein.

CITY ADMINISTRATOR:

Eric Stuckey — Print Name

Eric S. Stuckey — Signature — 2-25-26 — Date

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-057

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

Amendment 2 To COF Contract No. 2023-0405, With IXOM Watercare For Water Quality Maintenance Services Term Extension In An Amount Of $9,270

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF 2023-0405 Amendment No. 2 Water Quality Testing.

BACKGROUND/STAFF COMMENTS:

The Delivery & Field Services Team will conduct two vertical profiles at each location. Water Quality Testing - The Delivery & Field Services Team will conduct two vertical profiles at each location. Each test will measure DO, pH, temperature and specific conductance at every foot from the surface down to a depth of 25 ft. The raw water reservoir at the Water Treatment Plant holds the surface water that has been pumped from the Harpeth River and stores the water until it is ready to be treated. Because the reservoir is large, there are two solar bee mechanisms that work to circulate the water to prevent algae growth and other biodegradable decay. The mechanisms work off solar power, however, at various times, require maintenance to keep the solar panels in optimal condition, in addition to varying the length of the suction tube based upon reservoir levels. This contract will provide for that maintenance of the solar bees for this budget year.

FINANCIAL IMPACT:

This amendment is for $9,270.00 and will not be exceeded without approval. This amount is budgeted in the WTP operations fund for annual maintenance on the reservoir (421-82620-52103).

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge amendment 2 to COF Contract No. 2023-0405, previously approved by the City Administrator.

AMENDMENT NO. 2
TO CONTRACT WITH IXOM WATERCARE, INC.
FOR SOLARBEE® MAINTENANCE SERVICE PROGRAM
COF Contract No. 2023-0405

This Amendment No. 2 is entered into by and between the **City of Franklin, Tennessee** (the "City") and **IXOM Watercare, Inc.** (the "Consultant") as of this 12th day of March, 2026.

RECITALS:

WHEREAS, the City and the Consultant entered into an agreement (COF Contract No. 2023-0405) dated February 5, 2024 (the "Agreement"); and

WHEREAS, the purpose of the Agreement was to acquire water quality testing services from the Consultant; and

WHEREAS, the parties desire to amend the Agreement to extend the term of the Agreement for one (1) year or until March 1, 2027; and

WHEREAS, the City and the Consultant desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. The Agreement is hereby amended and restated as follows:

2. The parties agree that **Exhibit A**, attached to this Amendment, is incorporated herein by reference. As set forth in **Exhibit A**, the parties agree, among other things, to a new Standard Annual Cost of Nine Thousand Two Hundred Seventy and 00/100 Dollars ($9,270.00) for "Option 1" from March 1, 2026 to March 1, 2027 and to a new Standard Annual Cost of Sixteen Thousand Two Hundred Twenty-Two and 50/100 Dollars ($16,222.50) for "Option 2" from March 1, 2026 to March 1, 2027.

3. Term. The Term of the Agreement is hereby extended one (1) year or until March 1, 2027.

4. Waiver. Neither party's failure nor delay to exercise any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.

5. Severability. If any term or provision of the Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Amendment will not be affected.

6. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement, or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

Law Dept approved 02.26.26

7. Entire Agreement. The Amendment between the parties supersedes any prior or contemporaneous communications, representations, or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.

8. Additions/Modifications. If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or Purchase Order issued in furtherance of the Amendment; however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any Purchase Order, acknowledgement, or other writings unless: (a) such Purchase Order, acknowledgement, or other writings specifically refer to the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such Purchase Order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

9. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

10. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or Agreement or other document to which it may accompany or incorporate by reference.

11. All other provisions of the Agreement, dated February 5, 2024 are unchanged and remain in full force and effect.

CITY:

CITY OF FRANKLIN, TENNESSEE

By: Eric S. Stuckey
Eric S. Stuckey

Date: 3.12.26

Approved as to Form:

Shauna R. Billingsley
Shauna R. Billingsley, City Attorney

Law Dept approved 02.26.26

CONSULTANT:

IXOM WATERCARE, INC.

By: Jeffrey W. Ballew

Title: Global Head of Sales

Date: 3/3/2026

Law Dept approved 02.26.26

Service Program

IXOM WATERCARE

Attention: Brittany Bryant
615-794-4554 ext 6864
brittany.bryant@franklintn.gov

Bill To: City of Franklin
109 3rd S Ave
Franklin, TN 37064

Quotation Date
12/11/2025
Quotation Number
SP26913
Customer Number
FRA03

Acceptance Deadline
3/1/2026



OPTION 1

	1 Maintenance Stop Per Year (is typical) - Standard Annual Cost (Re-Quoted Annually)	$9,270.00
	Term:	3/1/2026 - 3/1/2027

OPTION 2

	2 Maintenance Stops Per Year - Standard Annual Cost (Re-Quoted Annually)	$16,222.50
	Term:	3/1/2026- 3/1/2027

OPTION 3 (Multi-Year)

	1 Maintenance Stop Per Year (3 total) - Billed Annually (Total Cost: $28,800.00)	$9,600.00
	Term:	3/1/2026 - 3/1/2029

Optional Add On Services - Initial All Additional Services

	Water Quality Testing - The Delivery & Field Services Team will conduct two vertical profiles at each location. Each test will measure DO, pH, temperature and specific conductance at every foot from the surface down to a depth of 25 ft. (Cost listed, per year)	$1,500.00

	HiveLinx Activation - Access through term of the contract. Billed on an annual cycle with contract billing. Cellular connection is a pre-requisite.	$200.00
Email required for HiveLinx activation:		

Acceptance Of Ixom Watercare Service Program

To accept this Service Program, please initial desired options and fill out below information, sign, then submit via:
scan and email to dakota.williams@ixom.com

_____

Purchase Order Number (if applicable)

_____ _____

Authorized Signature *Date*

Unit(s) & Location(s) Covered Under Ixom Watercare Service Program:

	Serial Number	Model	Location
1	228080912	SB10000 v12	USTNRW-LOC933.001: Franklin Raw Water Reservoir
2	160204300	SB10000 v18	USTNRW-LOC933.001: Franklin Raw Water Reservoir

General Terms & Conditions of Sale

These terms and conditions (collectively, "Terms and Conditions") govern all sales of products, equipment, and services (collectively, "Goods") agreed to be supplied by IXOM Watercare Inc ("Seller") to any person to whom any quotation is made or who is offering to contract with the Seller ("Buyer"). The Terms and Conditions are incorporated into any order, offer, arrangement or understanding between the Seller and the Buyer (including pursuant to a quotation or letter of offer accepted by the Buyer) as well as any quotation or invoice or any other document to which they are attached (individually and collectively "Order"). All purchases by Buyer are expressly limited and conditioned upon acceptance of the Terms and Conditions and without limiting any other mode of acceptance, Buyer's acceptance of the Goods manifests Buyer's assent to the Terms and Conditions and the credit terms offered by Seller. Seller objects to and rejects any provision additional to or different from the Terms and Conditions that may appear in Buyer's purchase order, acknowledgement, confirmation, writing or in any prior or later communication from Buyer to Seller, unless Seller expressly agrees to such provision in a written amendment signed by Seller. An Order together with these Terms and Conditions are herein referred to as "Contract".

1. Prices; Taxes; Payment Terms; Default: (a) Prices for Goods and any adjustments to such prices shall be determined in accordance with Seller's final pricing letter or offer forming part of the Contract which has been accepted by Buyer ("Price").
(b) Prices do not include any sales, use, excise, privilege, or other taxes or assessments imposed on the Goods sold hereunder and unless Buyer provides proof of exemption satisfactory to Seller, such may be added to the price of the Goods.
(c) Subject to Section 1(e) and unless otherwise agreed in writing, payment terms are net 30 days from date of invoice. Payments not received when due shall incur service charges at the rate of 1.5% per month (18% per annum) until paid, compounded on a daily basis.
(d) If any of the events set out in this Section 1(d)(i) through (v) below occur, Seller reserves the right, among other remedies, to delay or suspend further shipments or require full or partial cash payment in advance until all sums due have been paid.

(i) Buyer defaults in any payments or is unable or states that it is unable to pay its debts as and when they fall due.
(ii) Buyer commits an act of bankruptcy, files a voluntary petition in bankruptcy or has filed against it an involuntary petition in bankruptcy or has a trustee, receiver, liquidator, custodian, conservator, manager, controller or voluntary administrator appointed in respect of Buyer's estate or any part of Buyer's property or assets.
(iii) Buyer passes a resolution for its winding up or enters into liquidation or has an application for winding up filed against it.
(iv) Buyer makes an assignment for the benefit of its creditors.
(v) Buyer experiences any analogous event having substantially similar effect to any of the events listed above.
(e) Notwithstanding Section 1(a), Seller may at any time in its sole and unfettered discretion and without being under any duty or obligation to assign reasons, review, alter or terminate Buyer's credit limit or payment terms without notice. Without limiting the generality of the foregoing, the decision of Seller shall be final and Seller accepts no liability or responsibility for any loss, howsoever arising, incurred by Buyer due to the operation of this condition.

2. Service Delivery & Responsibility to Purchase: (a) Unless agreed otherwise in writing, all shipments are F.C.A. Seller's or its sub-contractor's warehouse. Shipping dates are estimates only and are subject to Seller's lead time policy. Seller shall make all reasonable efforts to have Goods delivered to Buyer on or about the date or within the time frame of the Order but Seller shall not be liable for any failure or delay in delivery for any reason. Buyer is responsible for disposing of all non-returnable containers and shipping materials.
(b) Purchase orders issued by Buyer and placed with Seller are irrevocable and Buyer is contractually obliged to take delivery and pay for all Goods ordered and supplied or made available by Seller pursuant to such purchase order. If Seller does not receive forwarding instructions sufficient to enable it to dispatch Goods within fourteen (14) days after notice to Buyer that such Goods are ready, Buyer shall be deemed to have taken delivery from such date and shall be obliged to pay reasonable storage charges payable on demand. Unless otherwise agreed upon by the parties in writing, if Buyer does not accept delivery or collect Goods from Seller when made available at the agreed delivery point in accordance with the Contract, Buyer also will pay Seller for SLC-7548174-2 storage costs and reimburse Seller for any demurrage, transport or futile delivery costs incurred by Seller.

3. Title; Risk of Loss or Damage: Title to and risk of loss of the Goods shall pass to Buyer upon delivery to the carrier at point of shipment.

4. Inspection; Acceptance: Buyer shall promptly examine the Goods for any damage or shortage or failure of the Goods to comply with the Seller's standard sales specifications or the specifications contained in or referenced in the Contract. All claims for damage or shortage of Goods shall be deemed waived unless made in writing and received by Seller within 30 days of delivery of the Goods. If Buyer finds that any of the Goods do not comply with the specifications, Buyer may, at its option, reject that portion of the Goods that fail to comply by providing Seller with a notice made in writing and received by the Seller within 30 days of delivery of the Goods. Failure to timely deliver written notice of any such claim or rejection of the Goods within the warranty period specified in this clause 4 shall be deemed an absolute and unconditional waiver of such claim for damage or shortage or a right to reject such Goods and all claims related there to and shall constitute an unqualified acceptance of such Goods, irrespective of whether the facts giving rise to such claim shall have then been discovered or of whether use or application of the Goods shall have then taken place.

5. Returns: Returned Goods shall not be accepted unless Buyer obtains prior written approval and transportation instructions from Seller. All Goods returned to Seller must be in full containers or cases, unopened and in the same condition as when delivered. If a return is approved by Seller, Goods may be returned for exchange or credit only. Seller shall give no cash refunds for returned Goods. Approved returned Goods are subject to a restocking charge of 15% of the invoiced value of such Goods and Buyer shall pay all transportation charges.

6. Limited Warranty: (a) Subject to Section 6(e) and Section 7 below, Seller warrants title and that the Goods shall conform to Seller's standard sales specifications in effect at the time of manufacture or the specifications agreed by the parties in writing and contained or referenced in the Order. Equipment components not manufactured by Seller which are incorporated in the Goods may, if specified elsewhere in the Contract, be subject only to warranties of Seller's vendors and Seller hereby assigns to Buyer all such rights in such vendor's warranties and will provide reasonable assistance in enforcing such rights.
(b) Buyer is solely responsible for determining that the Goods and their specification and scope are appropriate for Buyer's intended use. Any advice or recommendations by Seller with respect to the Goods or the use of the Goods are provided in good faith based on tests or experience believed to be reliable, but such advice or recommendations are not warranted. Buyer agrees that it is responsible for ensuring that Goods that comply with the warranties in Section 6(a) are fit and suitable for its purposes, requirements, processes, plant and equipment.
(c) To the maximum extent permitted by law, Seller makes no other representation or warranty of any kind, and hereby expressly disclaims all other representations or warranties, express, implied, statutory or arising from a course of dealing, usage of the trade or otherwise, including without limitation any representation or warranty as to merchantability, fitness for a particular purpose, or any other matter with respect to the goods, whether used alone or in combination with any other goods, substances processes or materials or services.
(d) In the event the exclusion of some or all of such warranties under section 6(c) for certain goods subject to this contract would be illegal, any additional warranty would be limited to the warranty required by applicable law and to the extent permitted by such law, would be subject to section 6(e) and section 7, and is conditioned upon use in accordance with label directions under normal conditions reasonably foreseeable to seller with buyer assuming the risk of any use contrary to label directions, under abnormal conditions or under conditions not reasonably foreseeable to seller.
(e) Seller's sole liability and Buyer's sole remedy for breach of warranty are specifically limited to the repair of the goods (or re-performance of services when applicable) or the cost thereof where Seller fails to perform such repair necessitate by a breach of warranty, and such liability and remedy re exclusive of all other liabilities and remedies. Should these remedies be found inadequate or to have failed of their essential purpose for any reason whatsoever, Buyer agrees that the return of the amount paid by buyer to seller for the purchase of the goods which fail to conform with the warranties set forth in section 5.7 shall be considered a fair and adequate remedy and prevent the remedies from failing of their essential purpose.

7. Limitation of Liability: Left blank

8. Safe Storage Handling & Use; Assumption of Risk; Indemnification: Buyer acknowledges that it is familiar with the risks associated with the storage, handling and use of Goods and any waste resulting therefrom. Accordingly and notwithstanding anything to the contrary set forth in the Contract, Buyer covenants and warrants and shall ensure that (i) that it and its employees, agents, carriers and customers are familiar with and adhere to all necessary and appropriate precautions and safety measures to safely store, handle or use the Goods; (ii) it and its employees, agents, carriers and customers shall comply with all applicable Laws, including without limitation, environmental laws and regulations pertaining to the storage, handling and use of Goods;

(iii) shall obtain and comply with all required permits and licenses. Seller takes no responsibility for, and Buyer assumes all risks associated with waste characterization, regulatory status and chemical composition of any product, process, material, waste or substance into which the Goods are incorporated or applied. Without limiting the foregoing, Buyer shall further ensure that all storage tanks, vessels, and pipes, hoses and valves and other components used by Buyer or its employees, agents, carriers and customers to store, handle and transfer Goods which are bulk chemicals are properly installed and maintained to prevent injury, death or loss of containment during storage, handling and transfer of such Goods. If Buyer resells or distributes Goods to third parties, Buyer assumes responsibility for ensuring that it provides detailed instructions to such third parties regarding safe storage, handling and use of those Goods and any Storage Items or packaging in which such Goods are stored.

9. Force Majeure: Shipments or deliveries may be totally or partially suspended or delayed by Seller during any period in which the Seller may be prevented or hindered from manufacture, delivery, or supply through any circumstances outside Seller's reasonable control or where such manufacture, delivery or supply is rendered materially more expensive by such circumstances. Circumstances beyond Seller's reasonable control shall include, without limitation, strikes, lockouts or other labor difficulty; acts of carriers; acts of God; acts of civil or military authorities; acts or omissions of Buyer; war; riot; fire; explosion; acts of terrorism; flood; any inability to obtain or lack of any necessary or adequate materials, inputs, fuel, power, labor, equipment, containers, facilities or services on usual terms; power or water shortage; accidents or breakdowns or failures of plant or machinery or apparatus; delays, congestions or blockages at sea ports or transport depots or software, hardware or communication network; changes in applicable Laws; or any other event, whether or not enumerated herein, beyond the reasonable control of Seller that makes impractical the manufacture, transportation or shipment of the Goods or of a material or other resource upon which the manufacture, transportation or shipment of the Goods depends. Seller shall not incur any liability to Buyer in respect of such suspension.

10. Intellectual Property: Seller is the sole and exclusive owner of the Intellectual Property in the Goods and processes incorporated in such Goods, and the rights attached to that Intellectual Property. Nothing herein grants to Buyer any right, title or interest in or to any of the Intellectual Property in the Goods. Buyer shall not claim to have acquired any right, title or interest to the Intellectual Property in the Goods by virtue of purchasing Goods sold hereunder. Buyer shall not deconstruct, reverse compile or reverse engineer the Goods in any way for the purpose of deciphering or replicating the chemical composition of the Goods. As used herein, "Intellectual Property" means any intellectual or industrial property right anywhere in the world including, without limitation, any patent, patent application, utility model, copyright (including copyright in manuals, databases, and promotional materials), registered design and other design rights, unpatented secrets and innovations, confidential information, and any other rights that may subsist anywhere in the world in improvements, inventions and other manufacturing processes or technical and other information of Seller. Buyer shall not resell, distribute or supply the Goods to any third party for any reason without Seller's prior written consent.

11. Confidentiality; Entire Agreement; Amendments; Changes to Terms & Conditions: (a) All information that Buyer acquires from Seller hereunder, directly or indirectly, and all information that arises out of the sale of the Goods hereunder, concerning such Goods and/or proprietary processes involved, including information concerning Seller's current and future business plans, information relating to Seller's operations, know-how, and other. Seller-furnished information shall be deemed Seller's "Proprietary Information". Buyer shall (a) hold Seller's Proprietary Information in strictest confidence, (b) not disclose it to others, (c) use it solely for purposes of this Agreement and (d) upon Seller's request, either promptly deliver to Seller all such Proprietary Information that is in written, electronic or other form, including copies and summaries, or, at Seller's option, destroy such Proprietary Information and provide Buyer certification of such destruction. The obligations under this Section shall survive the expiration or termination of the Contract. (b) The Contract constitutes the entire agreement of the parties with respect to the purchase and sale of Goods and supersedes and excludes all prior and other discussions, representations (contractual or otherwise) and arrangements relating to the supply of Goods, including but not limited to, those relating to the performance of Goods or results that ought to be expected from using the Goods.

12. Governing Law: The rights and duties of the parties and any dispute regarding the sale of Goods covered hereby shall be resolved according to the laws of the State of Tennessee, without regard to its conflicts of law provisions. Buyer hereby agrees to submit to the non-exclusive jurisdiction of the courts in the State of Tennessee.

13. Waiver: No failure to exercise nor any delay or omission in exercising any right, power or remedy by Seller operates as or constitutes a waiver. A single or partial exercise by Seller of any right, power or remedy does not preclude any other or further exercise by it of that or any other right, power or remedy. A waiver is not valid or binding on Seller unless made in writing. No failure by Seller to exercise, nor any delay or omission by Seller in exercising any right, power, or remedy nor any representation made, or conduct carried out by Seller under the Contract or in connection with the supply of Goods or any of them shall constitute or provide grounds for a common law or equitable estoppel.

14. Severance: If any provision of the Terms and Conditions or its application to any person or circumstances is or becomes invalid, illegal or unenforceable, the provision shall so far as possible be read down to such extent as may be necessary to ensure that it is not invalid, illegal or unenforceable. If any provision or part of it cannot be so read down, the provision or part of it shall be deemed void and severable and the remaining provisions of the Terms and Conditions shall not in any way be affected or impaired.

15. Abuse and Neglect: Any warranties given by Ixom Watercare Inc do not apply if the warranted product has been damaged by common negligence, accident or misuse, including if the product has become untethered and impacted shorelines, or has been impacted by boats. Any warranties given by Ixom Watercare Inc do not apply to any product that has been repaired, serviced, or modified by an unauthorized person.

16. Payment Terms: Unless otherwise agreed in writing, payment terms are net 30 days from date of invoice. Invoice will be sent at the beginning of contract effective dates.

17. Acts of God: Seller shall not be liable for any failure to perform, or any delay in performance of, repair or maintenance services under this Agreement when such failure or delay results from causes beyond the Seller's reasonable control. This includes, but is not limited to, acts of God, natural disasters (including floods, earthquakes, storms, or lightning), fire, war, terrorism, civil unrest, labor strikes, utility failures, or other extraordinary events. Any damage to or malfunction of machines caused directly or indirectly by such events is excluded from coverage under this Agreement and shall not be the responsibility of the Service Provider.

Service Program

Attention:	Brittany Bryant
	615-794-4554 ext 6864
	brittany.bryant@franklintn.gov
Bill To:	City of Franklin
	109 3rd S Ave
	Franklin, TN 37064

Quotation Date 12/11/2025
Quotation Number SP26913
Customer Number FRA03



Acceptance Deadline 3/1/2026

OPTION 1

	1 Maintenance Stop Per Year (is typical) - Standard Annual Cost (Re-Quoted Annually)	$9,270.00
	Term:	3/1/2026 - 3/1/2027

OPTION 2

	2 Maintenance Stops Per Year - Standard Annual Cost (Re-Quoted Annually)	$16,222.50
	Term:	3/1/2026- 3/1/2027

OPTION 3 (Multi-Year)

	1 Maintenance Stop Per Year (3 total) - Billed Annually (Total Cost: $28,800.00)	$9,600.00
	Term:	3/1/2026 - 3/1/2029

Optional Add On Services - Initial All Additional Services

	Water Quality Testing - The Delivery & Field Services Team will conduct two vertical profiles at each location. Each test will measure DO, pH, temperature and specific conductance at every foot from the surface down to a depth of 25 ft. (Cost listed, per year)	$1,500.00

	HiveLinx Activation - Access through term of the contract. Billed on an annual cycle with contract billing. Cellular connection is a pre-requisite.	$200.00
Email required for HiveLinx activation:		

Acceptance Of Ixom Watercare Service Program

To accept this Service Program, please initial desired options and fill out below information, sign, then submit via: scan and email to dakota.williams@ixom.com

Purchase Order Number (if applicable)

Authorized Signature *Date*

Unit(s) & Location(s) Covered Under Ixom Watercare Service Program:

	Serial Number	Model	Location
1	228080912	SB10000 v12	USTNRW-LOC933.001: Franklin Raw Water Reservoir
2	160204300	SB10000 v18	USTNRW-LOC933.001: Franklin Raw Water Reservoir

General Terms & Conditions of Sale

These terms and conditions (collectively, "Terms and Conditions") govern all sales of products, equipment, and services (collectively, "Goods") agreed to be supplied by IXOM Watercare Inc ("Seller") to any person to whom any quotation is made or who is offering to contract with the Seller ("Buyer"). The Terms and Conditions are incorporated into any order, offer, arrangement or understanding between the Seller and the Buyer (including pursuant to a quotation or letter of offer accepted by the Buyer) as well as any quotation or invoice or any other document to which they are attached (individually and collectively "Order"). All purchases by Buyer are expressly limited and conditioned upon acceptance of the Terms and Conditions and without limiting any other mode of acceptance, Buyer's acceptance of the Goods manifests Buyer's assent to the Terms and Conditions and the credit terms offered by Seller. Seller objects to and rejects any provision additional to or different from the Terms and Conditions that may appear in Buyer's purchase order, acknowledgement, confirmation, writing or in any prior or later communication from Buyer to Seller, unless Seller expressly agrees to such provision in a written amendment signed by Seller. An Order together with these Terms and Conditions are herein referred to as "Contract".

1. Prices; Taxes; Payment Terms; Default: (a) Prices for Goods and any adjustments to such prices shall be determined in accordance with Seller's final pricing letter or offer forming part of the Contract which has been accepted by Buyer ("Price").
(b) Prices do not include any sales, use, excise, privilege, or other taxes or assessments imposed on the Goods sold hereunder and unless Buyer provides proof of exemption satisfactory to Seller, such may be added to the price of the Goods.
(c) Subject to Section 1(e) and unless otherwise agreed in writing, payment terms are net 30 days from date of invoice. Payments not received when due shall incur service charges at the rate of 1.5% per month (18% per annum) until paid, compounded on a daily basis.
(d) If any of the events set out in this Section 1(d)(i) through (v) below occur, Seller reserves the right, among other remedies, to delay or suspend further shipments or require full or partial cash payment in advance until all sums due have been paid. Buyer shall be liable for all costs and expenses incurred by Seller in collecting any overdue amounts, including without limitation reasonable attorneys' fees.
(i) Buyer defaults in any payments or is unable or states that it is unable to pay its debts as and when they fall due.
(ii) Buyer commits an act of bankruptcy, files a voluntary petition in bankruptcy or has filed against it an involuntary petition in bankruptcy or has a trustee, receiver, liquidator, custodian, conservator, manager, controller or voluntary administrator appointed in respect of Buyer's estate or any part of Buyer's property or assets.
(iii) Buyer passes a resolution for its winding up or enters into liquidation or has an application for winding up filed against it.
(iv) Buyer makes an assignment for the benefit of its creditors.
(v) Buyer experiences any analogous event having substantially similar effect to any of the events listed above.
(e) Notwithstanding Section 1(a), Seller may at any time in its sole and unfettered discretion and without being under any duty or obligation to assign reasons, review, alter or terminate Buyer's credit limit or payment terms without notice. Without limiting the generality of the foregoing, the decision of Seller shall be final and Seller accepts no liability or responsibility for any loss, howsoever arising, incurred by Buyer due to the operation of this condition.

2. Service Delivery & Responsibility to Purchase: (a) Unless agreed otherwise in writing, all shipments are F.C.A. Seller's or its sub-contractor's warehouse. Shipping dates are estimates only and are subject to Seller's lead time policy. Seller shall make all reasonable efforts to have Goods delivered to Buyer on or about the date or within the time frame of the Order but Seller shall not be liable for any failure or delay in delivery for any reason. Buyer is responsible for disposing of all non-returnable containers and shipping materials.
(b) Purchase orders issued by Buyer and placed with Seller are irrevocable and Buyer is contractually obliged to take delivery and pay for all Goods ordered and supplied or made available by Seller pursuant to such purchase order. If Seller does not receive forwarding instructions sufficient to enable it to dispatch Goods within fourteen (14) days after notice to Buyer that such Goods are ready, Buyer shall be deemed to have taken delivery from such date and shall be obliged to pay reasonable storage charges payable on demand. Unless otherwise agreed upon by the parties in writing, if Buyer does not accept delivery or collect Goods from Seller when made available at the agreed delivery point in accordance with the Contract, Buyer also will pay Seller for SLC-7548174-2 storage costs and reimburse Seller for any demurrage, transport or futile delivery costs incurred by Seller.

3. Title; Risk of Loss or Damage: Title to and risk of loss of the Goods shall pass to Buyer upon delivery to the carrier at point of shipment.

4. Inspection; Acceptance: Buyer shall promptly examine the Goods for any damage or shortage or failure of the Goods to comply with the Seller's standard sales specifications or the specifications contained in or referenced in the Contract. All claims for damage or shortage of Goods shall be deemed waived unless made in writing and received by Seller within 30 days of delivery of the Goods. If Buyer finds that any of the Goods do not comply with the specifications, Buyer may, at its option, reject that portion of the Goods that fail to comply by providing Seller with a notice made in writing and received by the Seller within 30 days of delivery of the Goods. Failure to timely deliver written notice of any such claim or rejection of the Goods within the warranty period specified in this clause 4 shall be deemed an absolute and unconditional waiver of such claim for damage or shortage or a right to reject such Goods and all claims related there to and shall constitute an unqualified acceptance of such Goods, irrespective of whether the facts giving rise to such claim shall have then been discovered or of whether use or application of the Goods shall have then taken place.

5. Returns: Returned Goods shall not be accepted unless Buyer obtains prior written approval and transportation instructions from Seller. All Goods returned to Seller must be in full containers or cases, unopened and in the same condition as when delivered. If a return is approved by Seller, Goods may be returned for exchange or credit only. Seller shall give no cash refunds for returned Goods. Approved returned Goods are subject to a restocking charge of 15% of the invoiced value of such Goods and Buyer shall pay all transportation charges.

6. Limited Warranty: (a) Subject to Section 6(e) and Section 7 below, Seller warrants title and that the Goods shall conform to Seller's standard sales specifications in effect at the time of manufacture or the specifications agreed by the parties in writing and contained or referenced in the Order. Equipment components not manufactured by Seller which are incorporated in the Goods may, if specified elsewhere in the Contract, be subject only to warranties of Seller's vendors and Seller hereby assigns to Buyer all such rights in such vendor's warranties and will provide reasonable assistance in enforcing such rights.
(b) Buyer is solely responsible for determining that the Goods and their specification and scope are appropriate for Buyer's intended use. Any advice or recommendations by Seller with respect to the Goods or the use of the Goods are provided in good faith based on tests or experience believed to be reliable, but such advice or recommendations are not warranted. Buyer agrees that it is responsible for ensuring that Goods that comply with the warranties in Section 6(a) are fit and suitable for its purposes, requirements, processes, plant and equipment.
(c) To the maximum extent permitted by law, Seller makes no other representation or warranty of any kind, and hereby expressly disclaims all other representations or warranties, express, implied, statutory or arising from a course of dealing, usage of the trade or otherwise, including without limitation any representation or warranty as to merchantability, fitness for a particular purpose, or any other matter with respect to the goods, whether used alone or in combination with any other goods, substances processes or materials or services.
(d) In the event the exclusion of some or all of such warranties under section 6(c) for certain goods subject to this contract would be illegal, any additional warranty would be limited to the warranty required by applicable law and to the extent permitted by such law, would be subject to section 6(e) and section 7, and is conditioned upon use in accordance with label directions under normal conditions reasonably foreseeable to seller with buyer assuming the risk of any use contrary to label directions, under abnormal conditions or under conditions not reasonably foreseeable to seller.
(e) Seller's sole liability and Buyer's sole remedy for breach of warranty are specifically limited to the repair of the goods (or re-performance of services when applicable) or the cost thereof where Seller fails to perform such repair necessitate by a breach of warranty, and such liability and remedy re exclusive of all other liabilities and remedies. Should these remedies be found inadequate or to have failed of their essential purpose for any reason whatsoever, Buyer agrees that the return of the amount paid by buyer to seller for the purchase of the goods which fail to conform with the warranties set forth in section 5.7 shall be considered a fair and adequate remedy and prevent the remedies from failing of their essential purpose.

7. Limitation of Liability: (a) The liability of Seller and its affiliates to Buyer under and in connection with the Contract is limited to the price allocable to the Goods giving rise to the claim and in no event shall the cumulative liability of Seller howsoever arising, whether under warranty, contract, tort, negligence, strict liability, indemnification, defense or any other cause or combination of causes whatsoever, exceed the total payments received from Buyer under the Contract in connection with the Goods. (b) To the extent permitted by law and not withstanding any provision to the contrary in the contract, Seller shall not be liable for special, indirect, incidental, or consequential damages, including without limitation, and loss of profits. Loss of business revenues, loss of capital, failure to realize expected profits or savings, overhead costs, loss by reason of service interruption or increased expense of operation, loss of goodwill, loss of reputation, loss of value in any intellectual property, damages or liquidated sums payable pursuant to other agreements or to other third parties, other economic losses, whether arising under warranty, contract; negligence (including negligent misrepresentation) or other tort, strict liability, breach of statute, indemnification, or any other cause or combination of causes, including any theories of concurrent liability arising from a duty of care by operation of law or otherwise.

8. Safe Storage Handling & Use; Assumption of Risk; Indemnification: Buyer acknowledges that it is familiar with the risks associated with the storage, handling and use of Goods and any waste resulting therefrom. Accordingly and notwithstanding anything to the contrary set forth in the Contract, Buyer covenants and warrants and shall ensure that (i) that it and its employees, agents, carriers and customers are familiar with and adhere to all necessary and appropriate precautions and safety measures to safely store, handle or use the Goods; (ii) it and its employees, agents, carriers and customers shall comply with all applicable Laws, including without limitation, environmental laws and regulations pertaining to the storage, handling and use of Goods; (iii) shall obtain and comply with all required permits and licenses. Seller takes no responsibility for, and Buyer assumes all risks associated with waste characterization, regulatory status and chemical composition of any product, process, material, waste or substance into which the Goods are incorporated or applied. Without limiting the foregoing, Buyer shall further ensure that all storage tanks, vessels, and pipes, hoses and valves and other components used by Buyer or its employees, agents, carriers and customers to store, handle and transfer Goods which are bulk chemicals are properly installed and maintained to prevent injury, death or loss of containment during storage, handling and transfer of such Goods. If Buyer resells or distributes Goods to third parties, Buyer assumes responsibility for ensuring that it provides detailed instructions to such third parties regarding safe storage, handling and use of those Goods and any Storage Items or packaging in which such Goods are stored. To the maximum extent allowed by law, Buyer assumes all risks and liability whatsoever for all injuries, losses and damages to persons or property or otherwise and shall indemnify, defend and hold harmless Seller and Seller's employees and agents against all claims, damages, losses, costs, liabilities, and other expenses (including investigation and attorneys' fees) that Seller incurs or may be obligated to pay as a result of (i) Buyer's, its employees', agents', carriers' or customers' handling, possession, further processing, storage, use treatment, transportation, disposal, sale or other use or disposition of the Goods, whether used alone or in combination with other products, materials, substances or wastes, (ii) Buyer's, its employees', agents', carriers' or customers' violation or alleged violation of any Law, or (iii) Buyer's breach of any of its obligations set forth herein.

9. Force Majeure: Shipments or deliveries may be totally or partially suspended or delayed by Seller during any period in which the Seller may be prevented or hindered from manufacture, delivery, or supply through any circumstances outside Seller's reasonable control or where such manufacture, delivery or supply is rendered materially more expensive by such circumstances. Circumstances beyond Seller's reasonable control shall include, without limitation, strikes, lockouts or other labor difficulty; acts of carriers; acts of God; acts of civil or military authorities; acts or omissions of Buyer; war; riot; fire; explosion; acts of terrorism; flood; any inability to obtain or lack of any necessary or adequate materials, inputs, fuel, power, labor, equipment, containers, facilities or services on usual terms; power or water shortage; accidents or breakdowns or failures of plant or machinery or apparatus; delays, congestions or blockages at sea ports or transport depots or software, hardware or communication network; changes in applicable Laws; or any other event, whether or not enumerated herein, beyond the reasonable control of Seller that makes impractical the manufacture, transportation or shipment of the Goods or of a material or other resource upon which the manufacture, transportation or shipment of the Goods depends. Seller shall not incur any liability to Buyer in respect of such suspension.

10. Intellectual Property: Seller is the sole and exclusive owner of the Intellectual Property in the Goods and processes incorporated in such Goods, and the rights attached to that Intellectual Property. Nothing herein grants to Buyer any right, title or interest in or to any of the Intellectual Property in the Goods. Buyer shall not claim to have acquired any right, title or interest to the Intellectual Property in the Goods by virtue of purchasing Goods sold hereunder. Buyer shall not deconstruct, reverse compile or reverse engineer the Goods in any way for the purpose of deciphering or replicating the chemical composition of the Goods. As used herein, "Intellectual Property" means any intellectual or industrial property right anywhere in the world including, without limitation, any patent, patent application, utility model, copyright (including copyright in manuals, databases, and promotional materials), registered design and other design rights, unpatented secrets and innovations, confidential information, and any other rights that may subsist anywhere in the world in improvements, inventions and other manufacturing processes or technical and other information of Seller. Buyer shall not resell, distribute or supply the Goods to any third party for any reason without Seller's prior written consent.

11. Confidentiality; Entire Agreement; Amendments; Changes to Terms & Conditions: (a) All information that Buyer acquires from Seller hereunder, directly or indirectly, and all information that arises out of the sale of the Goods hereunder, concerning such Goods and/or proprietary processes involved, including information concerning Seller's current and future business plans, information relating to Seller's operations, know-how, and other. Seller-furnished information shall be deemed Seller's "Proprietary Information". Buyer shall (a) hold Seller's Proprietary Information in strictest confidence, (b) not disclose it to others, (c) use it solely for purposes of this Agreement and (d) upon Seller's request, either promptly deliver to Seller all such Proprietary Information that is in written, electronic or other form, including copies and summaries, or, at Seller's option, destroy such Proprietary Information and provide Buyer certification of such destruction. The obligations under this Section shall survive the expiration or termination of the Contract. (b) The Contract constitutes the entire agreement of the parties with respect to the purchase and sale of Goods and supersedes and excludes all prior and other discussions, representations (contractual or otherwise) and arrangements relating to the supply of Goods, including but not limited to, those relating to the performance of Goods or results that ought to be expected from using the Goods.

12. Governing Law: The rights and duties of the parties and any dispute regarding the sale of Goods covered hereby shall be resolved according to the laws of the state of Colorado, without regard to its conflicts of law provisions. Buyer hereby agrees to submit to the non-exclusive jurisdiction of the courts in the state of Colorado. Any controversy or claim arising out of or relating to the sale of Goods or the dealings between the parties shall be settled exclusively by arbitration in Denver, Colorado by a single arbitrator pursuant to the American Arbitration Association's Commercial Arbitration rules then in effect, and judgment upon the award shall be entered in any court having jurisdiction thereof. The prevailing party in any arbitration proceeding shall be entitled to recover its reasonable attorneys' fees and costs, in addition to any other relief obtained.

13. Waiver: No failure to exercise nor any delay or omission in exercising any right, power or remedy by Seller operates as or constitutes a waiver. A single or partial exercise by Seller of any right, power or remedy does not preclude any other or further exercise by it of that or any other right, power or remedy. A waiver is not valid or binding on Seller unless made in writing. No failure by Seller to exercise, nor any delay or omission by Seller in exercising any right, power, or remedy nor any representation made, or conduct carried out by Seller under the Contract or in connection with the supply of Goods or any of them shall constitute or provide grounds for a common law or equitable estoppel.

14. Severance: If any provision of the Terms and Conditions or its application to any person or circumstances is or becomes invalid, illegal or unenforceable, the provision shall so far as possible be read down to such extent as may be necessary to ensure that it is not invalid, illegal or unenforceable. If any provision or part of it cannot be so read down, the provision or part of it shall be deemed void and severable and the remaining provisions of the Terms and Conditions shall not in any way be affected or impaired.

15. Abuse and Neglect: Any warranties given by Ixom Watercare Inc do not apply if the warranted product has been damaged by common negligence, accident or misuse, including if the product has become untethered and impacted shorelines, or has been impacted by boats. Any warranties given by Ixom Watercare Inc do not apply to any product that has been repaired, serviced, or modified by an unauthorized person.

16. Payment Terms: Unless otherwise agreed in writing, payment terms are net 30 days from date of invoice. Invoice will be sent at the beginning of contract effective dates.

17. Acts of God: Seller shall not be liable for any failure to perform, or any delay in performance of, repair or maintenance services under this Agreement when such failure or delay results from causes beyond the Seller's reasonable control. This includes, but is not limited to, acts of God, natural disasters (including floods, earthquakes, storms, or lightning), fire, war, terrorism, civil unrest, labor strikes, utility failures, or other extraordinary events. Any damage to or malfunction of machines caused directly or indirectly by such events is excluded from coverage under this Agreement and shall not be the responsibility of the Service Provider.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-076

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Deb Faulkner, Police Chief

SUBJECT:

COF Contract No. 2025-0349, With State Of Tennessee Department Of Safety And Homeland Security Office For Police Traffic Services Highway Safety Project(s) Grant

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2025-0349

BACKGROUND/STAFF COMMENTS:

This grant will allow participation in law enforcement activities to reduce speeding, aggressive driving, driving under the influence, and non-seat belt usage for children and passengers, as well as activities to promote high-visibility safety campaigns.

FINANCIAL IMPACT:

The City will receive a grant of $40,000.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge COF Contract No. 2025-0349, previously approved by the City Administrator.

GOVERNMENTAL GRANT CONTRACT

COF Contract NO. 2025-0349

(cost reimbursement grant contract with a federal or Tennessee local governmental entity or their agents and instrumentalities)

Begin Date	End Date	Agency Tracking #	Edison ID
October 01, 2025	September 30, 2026	Z26THS119	87701 (PT)

Grantee Legal Entity Name	Edison Vendor ID
City of Franklin, Tennessee (Police Department)	1552

Subrecipient or Recipient

☒ Subrecipient

☐ Recipient

Assistance Listing Number - 20.600

Grantee's fiscal year end - June 30

Service Caption (one line only)

Community Traffic Safety Enforcement and Education (PT)

Funding —

FY	State	Federal	Interdepartmental	Other	TOTAL Grant Contract Amount
2026		$40,000.00			$40,000.00
TOTAL:		$40,000.00			$40,000.00

Grantee Selection Process Summary

☒ Competitive Selection

Grants will be awarded based on the highest scores, data, and funding availability. Law enforcement grants will be awarded based on data provided by the Department of Safety and Homeland Security's Tennessee Integrated Traffic Analysis Network (TITAN) business unit. Data is imported into a funding allocation tool which places a dollar amount per county based on the data provided by TITAN.

☐ Non-competitive Selection

Budget Officer Confirmation: There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.

Sonya Hadley

Digitally signed by Sonya Hadley
Date: 2025.12.01 11:22:47 -06'00'

CPO USE - GG

Speed Chart (optional)

Account Code (optional)

Law Dept approved 09.17.25

GRANT CONTRACT
BETWEEN THE STATE OF TENNESSEE,
DEPARTMENT OF SAFETY AND HOMELAND SECURITY
AND
City of Franklin, Tennessee (Police Department)

This grant contract ("Grant Contract"), by and between the State of Tennessee, Department of Safety and Homeland Security, hereinafter referred to as the "State" or the "Grantor State Agency" and City of Franklin, Tennessee (Police Department) hereinafter referred to as the "Grantee," is for the provision of implementing a highway safety grant, as further defined in the "SCOPE OF SERVICES AND DELIVERABLES."

Grantee Edison Vendor ID # 1552

A. SCOPE OF SERVICES AND DELIVERABLES:

A.1. The Grantee shall provide the scope of services and deliverables ("Scope") as required, described, and detailed in this Grant Contract.

A.2. The Grantee shall undertake Police Traffic Services Highway Safety Project(s) as defined in the Tennessee Highway Safety Plan and may include the following: participation in law enforcement activities to reduce speeding, aggressive driving, driving under the influence, and non-seat belt usage for children and passengers, as well as, activities to promote high visibility highway safety campaigns; provide training to increase skills and knowledge including but not limited to: Standardized Field Sobriety Testing (SFST), Traffic Stops, Radar Training, Officer Spanish Communication; education and networking opportunities for law enforcement officials and other community stakeholders will be provided.

A.3. General Grant Requirements. The Grantee shall prepare and submit to the State claims and status reports at a minimum of quarterly on the form specified by the State, for the quarters of the Federal Fiscal Year ending December 31, March 31, June 30, and September 30. All claims and status reports are due in the State office no later than the first (1st) of the second month following the end of the covered reporting period as shown below:

Monthly Claims and Status Reports	
Reporting Period	**Due Date**
October	December 1st
November	January 1st
December	February 1st
January	March 1st
February	April 1st
March	May 1st
April	June 1st
May	July 1st
June	August 1st
July	September 1st
August	October 1st
September	November 1st

Quarterly Claims and Status Reports	
Reporting Period	**Due Date**
October 1 through December 31	February 1st
January 1 through March 31	May 1st

April 1 through June 30	August 1st
July 1 through September 30	November 1st

The Grantee agrees:

a. To prepare and submit to the State a final report for each grant, on the form specified by the State, thirty (30) days following the final quarter.

b. That all manufactured products used in implementing the project which is funded under this Grant Contract are produced in the United States, in accordance with Section 165 of the Surface Transportation Act of 1982 (Pub.L. 97-424; 96 Stat. 2097), unless the Secretary of Transportation has determined under Section 165 that it is appropriate to waive this requirement.

c. To comply with the Buy America requirement (23 U.S.C. § 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than twenty-five percent (25%). In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

d. To comply with provisions of the Hatch Act (5 U.S.C. §§ 1501–1508) which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

e. To not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

f. That it is encouraged to adopt and enforce, in accordance with Executive Order 13043, Increasing Seat Belt Use in the United States, dated April 16, 1997, on-the-job seat belt use policies and programs for its employees when operating company-owned, rented, or personally-owned vehicles. The National Highway Traffic Safety Administration (NHTSA) is responsible for providing leadership and guidance in support of this Presidential initiative. Information and resources on traffic safety programs and policies for employers, including information on seat belt programs, costs of motor vehicle crashes to employers, and other traffic safety initiatives, are available from the Network of Employers for Traffic Safety (NETS®, https://trafficsafety.org/), a public-private partnership dedicated to improving the traffic safety practices of employers and employees. Information on statistics, campaigns, and program evaluations and references are available through NHTSA (www.nhtsa.gov).

g. That, to receive funds under this Grant Contract, it has an acceptable financial management system pursuant to 49 CFR § 18.20.

h. To identify, report, and use any Program Income generated from grant funds as defined in 23 CFR Part 1200.34.

i. That, to receive funds under this Grant Contract, it has an acceptable procurement system pursuant to 49 CFR § 18.36.

j. To assist the State in meeting the requirements of subrecipient monitoring and to permit the State and the U.S. Department of Transportation to inspect the Grantee's records as deemed necessary for grant monitoring purposes. The Grantee shall be aware that subrecipient monitoring is not the same as program monitoring and is conducted independently, although some Grantee activities may be monitored by both State program personnel and State subrecipient monitoring personnel. One aspect of the Grantee's

assistance shall be that the Grantee have a written policy, and submit it to the State upon request, that clearly explains how the Grantee meets the U.S. Department of Labor's Fair Labor Standards Act's requirements for hours of work and overtime pay (see https://www.dol.gov/agencies/whd/flsa).

k. That facilities and equipment acquired under this Grant Contract for use in the highway safety program shall be used and kept in operation for highway safety purposes by the State; or the State, by formal agreement with appropriate officials of the Grantee, may cause the same to be used and kept in operation for highway safety purposes.

l. That, when issuing statements, press releases, requests for proposals, bid solicitations, and other documents describing the project funded in whole or in part with federal funds, such documents clearly state: 1) the percentage of the total cost of the project which will be financed with federal funds, and 2) the dollar amount of federal funds for the project.

m. All law enforcement grantees must submit campaign data into the State's Tennessee Highway Safety Office ("THSO") website within two (2) weeks following conclusion of a National Highway Transportation Safety Administration ("NHTSA") campaign.

A.4. Drug-Free Workplace. The Grantee further agrees:

a. To notify each employee engaged in the performance of this Grant Contract and to notify each such employee that as a condition of employment, he or she will abide by the terms of the Drug-Free Workplace Statement and notify his or her employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction. Notification by Grantee to employee shall take place by delivering a copy of the Drug-Free Workplace Guidelines established by the Tennessee Department of Human Resources to each employee.

b. That, upon notification from an employee of any criminal drug statute conviction, the Grantee shall notify the State within ten (10) days after receiving notice from an employee of any criminal drug statute conviction.

c. To take the following two (2) actions, within thirty (30) days of receiving notice from an employee of any criminal drug statute conviction, as provided in the second preceding paragraph:

(1) Taking appropriate personnel action against such an employee, up to and including termination: or
(2) Requiring such employees to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.

d. To make a good faith effort to continue to maintain a drug free workplace through implementation of the subject matter of the three (3) preceding paragraphs.

A.5. Interacting with individuals under eighteen (18) years of age. This provision shall only apply if it is indicated that a purpose of any or all of the activities to be carried out under this Grant Contract is to benefit a set of individuals under eighteen (18) years of age ("Participating Minors"). If the purpose of any or all of the activities to be carried out under this Grant Contract is to benefit a set of Participating Minors, the Grantee, and any Subgrantee, shall make determinations of suitability for interacting with Participating Minors as set forth in federal guidelines. This determination of suitability must be made before individuals, regardless of employment status with the Grantee or Subgrantee, may interact with Participating Minors.

A.6. Incorporation of Additional Documents. Each of the following documents is included as a part of this Grant Contract by reference or attachment. In the event of a discrepancy or ambiguity regarding the

Grantee's duties, responsibilities, and performance hereunder, these items shall govern in order of precedence below.

a. This Grant Contract document with any attachments.

b. The Tennessee Highway Safety Office Grants Management Manual, including all federal certifications and assurances in Appendix A, located at http://tntrafficsafety.org/grant-management-manual.

c. The Grantee's application as marked "Grant Awarded" in TN Grants located at www.THSOGrants.org.

A.7. Incorporation of Federal Award Identification Worksheet. The federal award identification worksheet, which appears as Attachment Two, is incorporated in this Grant Contract.

B. TERM OF CONTRACT:

This Grant Contract shall be effective on October 01, 2025 ("Effective Date") and extend for a period of twelve (12) months after the Effective Date ("Term"). The State shall have no obligation to the Grantee for fulfillment of the Scope outside the Term.

C. PAYMENT TERMS AND CONDITIONS:

C.1. Maximum Liability. In no event shall the maximum liability of the State under this Grant Contract exceed Forty Thousand Dollars and Zero Cents ($40,000.00) ("Maximum Liability"). The Grant Budget, attached and incorporated as Attachment One is the maximum amount due the Grantee under this Grant Contract. The Grant Budget line-items include, but are not limited to, all applicable taxes, fees, overhead, and all other direct and indirect costs incurred or to be incurred by the Grantee.

C.2. Compensation Firm. The Maximum Liability of the State is not subject to escalation for any reason unless amended. The Grant Budget amounts are firm for the duration of the Grant Contract and are not subject to escalation for any reason unless amended, except as provided in Section C.6.

C.3. Payment Methodology. The Grantee shall be reimbursed for actual, reasonable, and necessary costs based upon the Grant Budget, not to exceed the Maximum Liability established in Section C.1. Upon progress toward the completion of the Scope, as described in Section A of this Grant Contract, the Grantee shall submit invoices prior to any reimbursement of allowable costs.

C.4. Travel Compensation. Reimbursement to the Grantee for travel, meals, or lodging shall be subject to amounts and limitations specified in the "State Comprehensive Travel Regulations," as they are amended from time to time, and shall be contingent upon and limited by the Grant Budget funding for said reimbursement.

C.5. Invoice Requirements. The Grantee shall invoice the State no more often than monthly, with all necessary supporting documentation, and present such to:

Tennessee Department of Safety and Homeland Security
Tennessee Highway Safety Office
Tennessee Tower, 25th Floor
312 Rosa L. Parks Avenue
Nashville, TN 37243

a. Each invoice shall clearly and accurately detail all of the following required information (calculations must be extended and totaled correctly).

(1) Invoice/Reference Number (assigned by the Grantee).

(2) Invoice Date.
(3) Invoice Period (to which the reimbursement request is applicable).
(4) Grant Contract Number (assigned by the State).
(5) Grantor: Tennessee Department of Safety and Homeland Security / Tennessee Highway Safety Office.
(6) Grantor Number (assigned by the Grantee to the above-referenced Grantor).
(7) Grantee Name.
(8) Grantee Tennessee Edison Registration ID Number Referenced in Preamble of this Grant Contract.
(9) Grantee Remittance Address.
(10) Grantee Contact for Invoice Questions (name, phone, or fax).
(11) Itemization of Reimbursement Requested for the Invoice Period— it must detail, at minimum, all of the following:

i. The amount requested by Grant Budget line-item (including any travel expenditure reimbursement requested and for which documentation and receipts, as required by "State Comprehensive Travel Regulations," are attached to the invoice).
ii. The amount reimbursed by Grant Budget line-item to date.
iii. The total amount reimbursed under the Grant Contract to date.
iv. The total amount requested (all line-items) for the Invoice Period.

b. The Grantee understands and agrees to all of the following.

(1) An invoice under this Grant Contract shall include only reimbursement requests for actual, reasonable, and necessary expenditures required in the delivery of service described by this Grant Contract and shall be subject to the Grant Budget and any other provision of this Grant Contract relating to allowable reimbursements.
(2) An invoice under this Grant Contract shall not include any reimbursement request for future expenditures.
(3) An invoice under this Grant Contract shall initiate the timeframe for reimbursement only when the State is in receipt of the invoice, and the invoice meets the minimum requirements of this Section C.5.

C.6. Budget Line-items. Expenditures, reimbursements, and payments under this Grant Contract shall adhere to the Grant Budget. The Grantee may request revisions of Grant Budget line-items by letter, giving full details supporting such request, provided that such revisions do not increase total Grant Budget amount. Grant Budget line-item revisions may not be made without prior, written approval of the State in which the terms of the approved revisions are explicitly set forth. Any increase in the total Grant Budget amount shall require a Grant Contract amendment.

C.7. Disbursement Reconciliation and Close Out. The Grantee shall submit any final invoice and a grant disbursement reconciliation report within sixty (60) days of the Grant Contract end date, in form and substance acceptable to the State.

a. If total disbursements by the State pursuant to this Grant Contract exceed the amounts permitted by the section C, payment terms and conditions of this Grant Contract, the Grantee shall refund the difference to the State. The Grantee shall submit the refund with the final grant disbursement reconciliation report.

b. The State shall not be responsible for the payment of any invoice submitted to the State after the grant disbursement reconciliation report. The State will not deem any Grantee costs submitted for reimbursement after the grant disbursement reconciliation report to be allowable and reimbursable by the State, and such invoices will NOT be paid.

c. The Grantee's failure to provide a final grant disbursement reconciliation report to the State as required by this Grant Contract shall result in the Grantee being deemed ineligible for

reimbursement under this Grant Contract, and the Grantee shall be required to refund any and all payments by the State pursuant to this Grant Contract.

d. The Grantee must close out its accounting records at the end of the Term in such a way that reimbursable expenditures and revenue collections are NOT carried forward.

C.8. Indirect Cost. Should the Grantee request reimbursement for indirect costs, the Grantee must submit to the State a copy of the indirect cost rate approved by the cognizant federal agency or the cognizant state agency, as applicable. The Grantee will be reimbursed for indirect costs in accordance with the approved indirect cost rate and amounts and limitations specified in the attached Grant Budget. Once the Grantee makes an election and treats a given cost as direct or indirect, it must apply that treatment consistently and may not change during the Term. Any changes in the approved indirect cost rate must have prior approval of the cognizant federal agency or the cognizant state agency, as applicable. If the indirect cost rate is provisional during the Term, once the rate becomes final, the Grantee agrees to remit any overpayment of funds to the State, and subject to the availability of funds the State agrees to remit any underpayment to the Grantee.

C.9. Cost Allocation. If any part of the costs to be reimbursed under this Grant Contract are joint costs involving allocation to more than one program or activity, such costs shall be allocated and reported in accordance with the provisions of Central Procurement Office Policy Statement 2013-007 or any amendments or revisions made to this policy statement during the Term.

C.10. Payment of Invoice. A payment by the State shall not prejudice the State's right to object to or question any reimbursement, invoice, or related matter. A payment by the State shall not be construed as acceptance of any part of the work or service provided or as approval of any amount as an allowable cost.

C.11. Non-allowable Costs. Any amounts payable to the Grantee shall be subject to reduction for amounts included in any invoice or payment that are determined by the State, on the basis of audits or monitoring conducted in accordance with the terms of this Grant Contract, to constitute unallowable costs.

C.12. State's Right to Set Off. The State reserves the right to set off or deduct from amounts that are or shall become due and payable to the Grantee under this Grant Contract or under any other agreement between the Grantee and the State of Tennessee under which the Grantee has a right to receive payment from the State.

C.13. Prerequisite Documentation. The Grantee shall not invoice the State under this Grant Contract until the State has received the following, properly completed documentation.

a. The Grantee shall complete, sign, and return to the State an "Authorization Agreement for Automatic Deposit (ACH Credits) Form" provided by the State. By doing so, the Grantee acknowledges and agrees that, once this form is received by the State, all payments to the Grantee under this or any other grant contract will be made by automated clearing house ("ACH").

b. The Grantee shall complete, sign, and return to the State the State-provided W-9 form. The taxpayer identification number on the W-9 form must be the same as the Grantee's Federal Employer Identification Number or Social Security Number referenced in the Grantee's Edison registration information.

D. STANDARD TERMS AND CONDITIONS:

D.1. Required Approvals. The State is not bound by this Grant Contract until it is signed by the parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this Grant Contract, the officials may include, but are not limited to,

the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

D.2. Modification and Amendment. This Grant Contract may be modified only by a written amendment signed by all parties and approved by the officials who approved the Grant Contract and, depending upon the specifics of the Grant Contract as amended, any additional officials required by Tennessee laws and regulations (the officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

D.3. Termination for Convenience. The State may terminate this Grant Contract without cause for any reason. A termination for convenience shall not be a breach of this Grant Contract by the State. The State shall give the Grantee at least thirty (30) days written notice before the effective termination date. The Grantee shall be entitled to compensation for authorized expenditures and satisfactory services completed as of the termination date, but in no event shall the State be liable to the Grantee for compensation for any service that has not been rendered. The final decision as to the amount for which the State is liable shall be determined by the State. The Grantee shall not have any right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount for the State's exercise of its right to terminate for convenience.

D.4. Termination for Cause. If the Grantee fails to properly perform its obligations under this Grant Contract, or if the Grantee violates any terms of this Grant Contract, the State shall have the right to immediately terminate this Grant Contract and withhold payments in excess of fair compensation for completed services. Notwithstanding the exercise of the State's right to terminate this Grant Contract for cause, the Grantee shall not be relieved of liability to the State for damages sustained by virtue of any breach of this Grant Contract by the Grantee.

D.5. Subcontracting. The Grantee shall not assign this Grant Contract or enter into a subcontract for any of the services performed under this Grant Contract without obtaining the prior written approval of the State. If such subcontracts are approved by the State, each shall contain, at a minimum, sections of this Grant Contract pertaining to "Conflicts of Interest," "Lobbying," "Nondiscrimination," "Public Accountability," "Public Notice," and "Records" (as identified by the section headings). Notwithstanding any use of approved subcontractors, the Grantee shall remain responsible for all work performed.

D.6. Conflicts of Interest. The Grantee warrants that no part of the total Grant Contract Amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Grantee in connection with any work contemplated or performed relative to this Grant Contract.

D.7. Lobbying. The Grantee certifies, to the best of its knowledge and belief, that:

a. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this contract, grant, loan, or cooperative agreement, the Grantee shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

c. The Grantee shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into and is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352.

D.8. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Grant Contract shall be in writing and shall be made by certified, first class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective party as set out below:

The State:

Clyde "Buddy" Lewis, Director
Tennessee Department of Safety and Homeland Security
Tennessee Highway Safety Office
Tennessee Tower, 25th Floor
312 Rosa L. Parks Avenue
Nashville, Tennessee 37243
Telephone #: (615) 741-2589

The Grantee:

Joe LeCates, Officer
City of Franklin, Tennessee (Police Department)
109 2nd Avenue South
Franklin, Tennessee 37064
Email Address: joe.lecates@franklintn.gov
Telephone #: (615) 794-2513

A change to the above contact information requires written notice to the person designated by the other party to receive notice.

All instructions, notices, consents, demands, or other communications shall be considered effectively given upon receipt or recipient confirmation as may be required.

D.9. Subject to Funds Availability. This Grant Contract is subject to the appropriation and availability of State or Federal funds. In the event that the funds are not appropriated or are otherwise unavailable, the State reserves the right to terminate this Grant Contract upon written notice to the Grantee. The State's right to terminate this Grant Contract due to lack of funds is not a breach of this Grant Contract by the State. Upon receipt of the written notice, the Grantee shall cease all work associated with the Grant Contract. Should such an event occur, the Grantee shall be entitled to compensation for all satisfactory and authorized services completed as of the termination date. Upon such termination, the Grantee shall have no right to recover from the State any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount.

D.10. Nondiscrimination. The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Grantee on the grounds of handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal, Tennessee state constitutional, or statutory law. The Grantee shall, upon request, show proof of nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

D.11. HIPAA Compliance. As applicable, the State and the Grantee shall comply with obligations under the Health Insurance Portability and Accountability Act of 1996 (HIPAA), Health Information Technology for Economic and Clinical Health Act (HITECH) and any other relevant laws and regulations regarding privacy (collectively the "Privacy Rules"). The obligations set forth in this Section shall survive the termination of this Grant Contract.

a. The Grantee warrants to the State that it is familiar with the requirements of the Privacy Rules and will comply with all applicable HIPAA requirements in the course of this Grant Contract.

b. The Grantee warrants that it will cooperate with the State, including cooperation and coordination with State privacy officials and other compliance officers required by the Privacy Rules, in the course of performance of this Grant Contract so that both parties will be in compliance with the Privacy Rules.

c. The State and the Grantee will sign documents, including but not limited to business associate agreements, as required by the Privacy Rules and that are reasonably necessary to keep the State and the Grantee in compliance with the Privacy Rules. This provision shall not apply if information received by the State under this Grant Contract is NOT "protected health information" as defined by the Privacy Rules, or if the Privacy Rules permit the State to receive such information without entering into a business associate agreement or signing another such document.

D.12. Public Accountability. If the Grantee is subject to Tenn. Code Ann. § 8-4-401 *et seq.*, or if this Grant Contract involves the provision of services to citizens by the Grantee on behalf of the State, the Grantee agrees to establish a system through which recipients of services may present grievances about the operation of the service program. The Grantee shall also display in a prominent place, located near the passageway through which the public enters in order to receive Grant supported services, a sign at least eleven inches (11") in height and seventeen inches (17") in width stating:

NOTICE: THIS AGENCY IS A RECIPIENT OF TAXPAYER FUNDING. IF YOU OBSERVE AN AGENCY DIRECTOR OR EMPLOYEE ENGAGING IN ANY ACTIVITY WHICH YOU CONSIDER TO BE ILLEGAL, IMPROPER, OR WASTEFUL, PLEASE CALL THE STATE COMPTROLLER'S TOLL-FREE HOTLINE: 1-800-232-5454.

The sign shall be on the form prescribed by the Comptroller of the Treasury. The Grantor State Agency shall obtain copies of the sign from the Comptroller of the Treasury, and upon request from the Grantee, provide Grantee with any necessary signs.

D.13. Public Notice. All notices, informational pamphlets, press releases, research reports, signs, and similar public notices prepared and released by the Grantee in relation to this Grant Contract shall include the statement, "This project is funded under a grant contract with the State of Tennessee." All notices by the Grantee in relation to this Grant Contract shall be approved by the State.

D.14. Licensure. The Grantee, its employees, and any approved subcontractor shall be licensed pursuant to all applicable federal, state, and local laws, ordinances, rules, and regulations and shall upon request provide proof of all licenses.

D.15. Records. The Grantee and any approved subcontractor shall maintain documentation for all charges under this Grant Contract. The books, records, and documents of the Grantee and any approved subcontractor, insofar as they relate to work performed or money received under this Grant Contract, shall be maintained in accordance with applicable Tennessee law. In no case shall the records be maintained for a period of less than five (5) full years from the date of the final payment. The Grantee's records shall be subject to audit at any reasonable time and upon reasonable notice by the Grantor State Agency, the Comptroller of the Treasury, or their duly appointed representatives.

The records shall be maintained in accordance with Governmental Accounting Standards Board (GASB) Accounting Standards or the Financial Accounting Standards Board (FASB) Accounting Standards Codification, as applicable, and any related AICPA Industry Audit and Accounting guides.

In addition, documentation of grant applications, budgets, reports, awards, and expenditures will be maintained in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

Grant expenditures shall be made in accordance with local government purchasing policies and procedures and purchasing procedures for local governments authorized under state law.

The Grantee shall also comply with any recordkeeping and reporting requirements prescribed by the Tennessee Comptroller of the Treasury.

The Grantee shall establish a system of internal controls that utilize the COSO Internal Control - Integrated Framework model as the basic foundation for the internal control system. The Grantee shall incorporate any additional Comptroller of the Treasury directives into its internal control system.

Any other required records or reports which are not contemplated in the above standards shall follow the format designated by the head of the Grantor State Agency, the Central Procurement Office, or the Commissioner of Finance and Administration of the State of Tennessee.

D.16. Monitoring. The Grantee's activities conducted and records maintained pursuant to this Grant Contract shall be subject to monitoring and evaluation by the State, the Comptroller of the Treasury, or their duly appointed representatives.

D.17. Progress Reports. The Grantee shall submit brief, periodic, progress reports to the State as requested.

D.18. Annual and Final Reports. The Grantee shall submit, within three (3) months of the conclusion of each year of the Term, an annual report. For grant contracts with a term of less than one (1) year, the Grantee shall submit a final report within three (3) months of the conclusion of the Term. For grant contracts with multiyear terms, the final report will take the place of the annual report for the final year of the Term. The Grantee shall submit annual and final reports to the Grantor State Agency. At minimum, annual and final reports shall include: (a) the Grantee's name; (b) the Grant Contract's Edison identification number, Term, and total amount; (c) a narrative section that describes the program's goals, outcomes, successes and setbacks, whether the Grantee used benchmarks or indicators to determine progress, and whether any proposed activities were not completed; and (d) other relevant details requested by the Grantor State Agency. Annual and final report documents to be completed by the Grantee shall appear on the Grantor State Agency's website or as an attachment to the Grant Contract.

D.19. Audit Report. The Grantee shall be audited in accordance with applicable Tennessee law.

At least ninety (90) days before the end of its fiscal year, the Grantee shall complete the Information for Audit Purposes ("IAP") form online (accessible through the Edison Supplier portal) to notify the State whether or not Grantee is subject to an audit. The Grantee should submit only one, completed form online during the Grantee's fiscal year. Immediately after the fiscal year has ended, the Grantee shall fill out the End of Fiscal Year ("EOFY") (accessible through the Edison Supplier portal).

When a federal single audit is required, the audit shall be performed in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

A copy of the audit report shall be provided to the Comptroller by the licensed, independent public accountant. Audit reports shall be made available to the public.

D.20. Procurement. If other terms of this Grant Contract allow reimbursement for the cost of goods, materials, supplies, equipment, or contracted services, such procurement shall be made on a competitive basis, including the use of competitive bidding procedures, where practical. The Grantee shall maintain documentation for the basis of each procurement for which reimbursement is paid pursuant to this Grant Contract. In each instance where it is determined that use of a competitive procurement method is not practical, supporting documentation shall include a written justification for the decision and for use of a non-competitive procurement. If the Grantee is a subrecipient, the Grantee shall comply with 2 C.F.R. §§ 200.317—200.327 when procuring property and services under a federal award.

The Grantee shall obtain prior approval from the State before purchasing any equipment under this Grant Contract.

For purposes of this Grant Contract, the term "equipment" shall include any article of nonexpendable, tangible, personal property having a useful life of more than one year and an acquisition cost which equals or exceeds ten thousand dollars ($10,000.00).

D.21. Strict Performance. Failure by any party to this Grant Contract to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this Grant Contract is not a waiver or relinquishment of any term, covenant, condition, or provision. No term or condition of this Grant Contract shall be held to be waived, modified, or deleted except by a written amendment signed by the parties.

D.22. Independent Contractor. The parties shall not act as employees, partners, joint venturers, or associates of one another in the performance of this Grant Contract. The parties acknowledge that they are independent contracting entities and that nothing in this Grant Contract shall be construed to create a principal/agent relationship or to allow either to exercise control or direction over the manner or method by which the other transacts its business affairs or provides its usual services. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.

D.23. Limitation of State's Liability. The State shall have no liability except as specifically provided in this Grant Contract. In no event will the State be liable to the Grantee or any other party for any lost revenues, lost profits, loss of business, loss of grant funding, decrease in the value of any securities or cash position, time, money, goodwill, or any indirect, special, incidental, punitive, exemplary or consequential damages of any nature, whether based on warranty, contract, statute, regulation, tort (including but not limited to negligence), or any other legal theory that may arise under this Grant Contract or otherwise. The State's total liability under this Grant Contract (including any exhibits, schedules, amendments or other attachments to the Contract) or otherwise shall under no circumstances exceed the Maximum Liability originally established in Section C.1 of this Grant Contract. This limitation of liability is cumulative and not per incident.

D.24. Force Majeure. "Force Majeure Event" means fire, flood, earthquake, elements of nature or acts of God, wars, riots, civil disorders, rebellions or revolutions, acts of terrorism or any other similar cause beyond the reasonable control of the party except to the extent that the non-performing party is at fault in failing to prevent or causing the default or delay, and provided that the default or delay cannot reasonably be circumvented by the non-performing party through the use of alternate sources, workaround plans or other means. A strike, lockout or labor dispute shall not excuse either party from its obligations under this Grant Contract. Except as set forth in this Section, any failure or delay by a party in the performance of its obligations under this Grant Contract arising from a Force Majeure Event is not a default under this Grant Contract or grounds for termination. The non-performing party will be excused from performing those obligations directly affected by the Force Majeure Event, and only for as long as the Force Majeure Event continues, provided that the party continues to use diligent, good faith efforts to resume performance without delay. The occurrence of a Force Majeure Event affecting Grantee's representatives, suppliers, subcontractors, customers or business apart from this Grant Contract is not a Force Majeure Event under this Grant Contract. Grantee will promptly notify the State of any delay caused by a Force Majeure Event (to be

confirmed in a written notice to the State within one (1) day of the inception of the delay) that a Force Majeure Event has occurred, and will describe in reasonable detail the nature of the Force Majeure Event. If any Force Majeure Event results in a delay in Grantee's performance longer than forty-eight (48) hours, the State may, upon notice to Grantee: (a) cease payment of the fees until Grantee resumes performance of the affected obligations; or (b) immediately terminate this Grant Contract or any purchase order, in whole or in part, without further payment except for fees then due and payable. Grantee will not increase its charges under this Grant Contract or charge the State any fees other than those provided for in this Grant Contract as the result of a Force Majeure Event.

D.25. Tennessee Department of Revenue Registration. The Grantee shall comply with all applicable registration requirements contained in Tenn. Code Ann. §§ 67-6-601 through 67-6-608. Compliance with applicable registration requirements is a material requirement of this Grant Contract.

D.26. Charges to Service Recipients Prohibited. The Grantee shall not collect any amount in the form of fees or reimbursements from the recipients of any service provided pursuant to this Grant Contract.

D.27. No Acquisition of Equipment or Motor Vehicles. This Grant Contract does not involve the acquisition and disposition of equipment or motor vehicles acquired with funds provided under this Grant Contract.

D.28. State and Federal Compliance. The Grantee shall comply with all applicable state and federal laws and regulations in the performance of this Grant Contract. The U.S. Office of Management and Budget's Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards is available here: http://www.ecfr.gov/cgi-bin/text-idx?SID=c6b2f053952359ba94470ad3a7c1a975&tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl

D.29. Governing Law. This Grant Contract shall be governed by and construed in accordance with the laws of the State of Tennessee, without regard to its conflict or choice of law rules. The Grantee agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Grant Contract. The Grantee acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising there from, shall be subject to and limited to those rights and remedies, if any, available under Tenn. Code Ann. §§ 9-8-101 through 9-8-408.

D.30. Completeness. This Grant Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions agreed to by the parties. This Grant Contract supersedes any and all prior understandings, representations, negotiations, or agreements between the parties, whether written or oral.

D.31. Severability. If any terms and conditions of this Grant Contract are held to be invalid or unenforceable as a matter of law, the other terms and conditions shall not be affected and shall remain in full force and effect. To this end, the terms and conditions of this Grant Contract are declared severable.

D.32. Headings. Section headings are for reference purposes only and shall not be construed as part of this Grant Contract.

D.33. Iran Divestment Act. The requirements of Tenn. Code Ann. § 12-12-101, *et seq.*, addressing contracting with persons as defined at Tenn. Code Ann. §12-12-103(5) that engage in investment activities in Iran, shall be a material provision of this Grant Contract. The Grantee certifies, under penalty of perjury, that to the best of its knowledge and belief that it is not on the list created pursuant to Tenn. Code Ann. § 12-12-106.

D.34. Debarment and Suspension. The Grantee certifies, to the best of its knowledge and belief, that it, its current and future principals, its current and future subcontractors and their principals:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department or agency;

b. have not within a three (3) year period preceding this Grant Contract been convicted of, or had a civil judgment rendered against them from commission of fraud, or a criminal offence in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or grant under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;

c. are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses detailed in section b. of this certification; and

d. have not within a three (3) year period preceding this Grant Contract had one or more public transactions (federal, state, or local) terminated for cause or default.

The Grantee shall provide immediate written notice to the State if at any time it learns that there was an earlier failure to disclose information or that due to changed circumstances, its principals or the principals of its subcontractors are excluded or disqualified, or presently fall under any of the prohibitions of sections a-d.

D.35. Confidentiality of Records. Strict standards of confidentiality of records and information shall be maintained in accordance with the requirements of this Grant Contract and applicable state and federal law. All material, information, and data regardless of form, medium or method of communication, that the Grantee will have access to, acquire, or is provided to the Grantee by the State or acquired by the Grantee on behalf of the State shall be regarded as "Confidential Information." The State grants the Grantee a limited license to use the Confidential Information but only to perform its obligations under the Grant Contract. Nothing in this Section shall permit Grantee to disclose any Confidential Information, regardless of whether it has been disclosed or made available to the Grantee due to intentional or negligent actions or inactions of agents of the State or third parties. Confidential Information shall not be disclosed except as required under state or federal law or otherwise authorized in writing by the State. Grantee shall take all necessary steps to safeguard the confidentiality of such Confidential Information in conformance with the requirements of this Grant Contract and with applicable state and federal law.

As long as the Grantee maintains State Confidential Information, the obligations set forth in this Section shall survive the termination of this Grant Contract.

D.36. State Sponsored Insurance Plan Enrollment. The Grantee warrants that it will not enroll or permit its employees, officials, or employees of contractors to enroll or participate in a state sponsored health insurance plan through their employment, official, or contractual relationship with Grantee unless Grantee first demonstrates to the satisfaction of the Department of Finance and Administration that it and any contract entity satisfies the definition of a governmental or quasigovernmental entity as defined by federal law applicable to ERISA.

E. **SPECIAL TERMS AND CONDITIONS:**

E.1. Conflicting Terms and Conditions. Should any of these special terms and conditions conflict with any other terms and conditions of this Grant Contract, the special terms and conditions shall be subordinate to the Grant Contract's other terms and conditions.

E.2. [This provision only applies if the Maximum Liability in Section C.1. is $30,000.00 or more]

Federal Funding Accountability and Transparency Act (FFATA).

This Grant Contract requires the Grantee to provide supplies or services that are funded in whole or in part by federal funds that are subject to FFATA. The Grantee is responsible for ensuring that all applicable FFATA requirements, including but not limited to those below, are met and that the Grantee provides information to the State as required.

The Grantee shall comply with the following:

a. Reporting of Total Compensation of the Grantee's Executives.

(1) The Grantee shall report the names and total compensation of each of its five most highly compensated executives for the Grantee's preceding completed fiscal year, if in the Grantee's preceding fiscal year it received:

i. 80 percent or more of the Grantee's annual gross revenues from Federal procurement contracts and federal financial assistance subject to the Transparency Act, as defined at 2 CFR 170.320 (and sub awards); and
ii. $25,000,000 or more in annual gross revenues from federal procurement contracts (and subcontracts), and federal financial assistance subject to the Transparency Act (and sub awards); and
iii. The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. § 78m(a), 78o(d)) or § 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at http://www.sec.gov/answers/execomp.htm.).

As defined in 2 C.F.R. § 170.315, "Executive" means officers, managing partners, or any other employees in management positions.

(2) Total compensation means the cash and noncash dollar value earned by the executive during the Grantee's preceding fiscal year and includes the following (for more information see 17 CFR § 229.402(c)(2)):

i. Salary and bonus.
ii. Awards of stock, stock options, and stock appreciation rights. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Shared Based Payments.
iii. Earnings for services under non-equity incentive plans. This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees.
iv. Change in pension value. This is the change in present value of defined benefit and actuarial pension plans.
v. Above-market earnings on deferred compensation which is not tax qualified.
vi. Other compensation, if the aggregate value of all such other compensation (e.g. severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds $10,000.

b. The Grantee must report executive total compensation described above to the State by the end of the month during which this Grant Contract is established.

c. If this Grant Contract is amended to extend its term, the Grantee must submit an executive total compensation report to the State by the end of the month in which the amendment to this Grant Contract becomes effective.

d. The Grantee will obtain a Unique Entity Identifier (SAM) and maintain its number for the term of this Grant Contract. More information about obtaining a Unique Entity Identifier can be found at: https://www.gsa.gov.

The Grantee's failure to comply with the above requirements is a material breach of this Grant Contract for which the State may terminate this Grant Contract for cause. The State will not be obligated to pay any outstanding invoice received from the Grantee unless and until the Grantee is in full compliance with the above requirements.

IN WITNESS WHEREOF, City of Franklin, Tennessee (Police Department):

Eric S. Stuckey 11-18-25

GRANTEE SIGNATURE **DATE**

Eric Stuckey, City Administrator

PRINTED NAME AND TITLE OF GRANTEE SIGNATORY (above)

DEPARTMENT OF SAFETY AND HOMELAND SECURITY:

Received/TDOSHS Commissioner's Office
11/24/2025

Jeff Long/SBG Digitally signed by Jeff Long/SBG
Date: 2025.11.26 16:36:53 -06'00'

JEFF LONG, COMMISSIONER **DATE**

Law Dept approved 09.17.25

GRANT BUDGET
Agency Name: City of Franklin, Tennessee (Police Department)
Project Title: Community Traffic Safety Enforcement and Education (PT)
The grant budget line-item amounts below shall be applicable only to expense incurred during the following
Applicable Period: BEGIN: 10/01/2025 **END:** 09/30/2026

POLICY 03 Object Line-Item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY 1	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
1 & 2	Salaries, Benefits & Taxes	$20,000.00	$0.00	$20,000.00
4, 15	Professional Fee, Grant & Award 2	$0.00	$0.00	$0.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications	$20,000.00	$0.00	$20,000.00
11, 12	Travel, Conferences & Meetings	$0.00	$0.00	$0.00
13	Interest 2	$0.00	$0.00	$0.00
14	Insurance	$0.00	$0.00	$0.00
16	Specific Assistance To Individuals	$0.00	$0.00	$0.00
17	Depreciation 2	$0.00	$0.00	$0.00
18	Other Non-Personnel 2	$0.00	$0.00	$0.00
20	Capital Purchase 2	$0.00	$0.00	$0.00
22	Indirect Cost	$0.00	$0.00	$0.00
24	In-Kind Expense	$0.00	$0.00	$0.00
25	GRAND TOTAL	**$40,000.00**	**$0.00**	**$40,000.00**

1. Each expense object line-item is defined by the *U.S. OMB's Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart E Cost Principles* 'omradc nmlnd ' ehttps://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-E) and CPO Policy 2013-007 (posted online at https://www.tn.gov/generalservices/procurement/central-procurement-office--cpo-/library-.html).

2. Applicable detail follows this page if line-item is funded.

Law Dept approved 09.17.25

GRANT BUDGET LINE-ITEM DETAIL:

PROFESSIONAL FEE/ GRANT & AWARD	AMOUNT
	$0.00
TOTAL	$0.00

GRANT BUDGET LINE-ITEM DETAIL:

OTHER NON-PERSONNEL	AMOUNT
	$0.00
TOTAL	$0.00

GRANT BUDGET LINE-ITEM DETAIL:

CAPITAL PURCHASE	AMOUNT
	$0.00
TOTAL	$0.00

Law Dept approved 09.17.25

ATTACHMENT TWO

Federal Award Identification Worksheet

Subrecipient's name (must match name associated with its Unique Entity Identifier (SAM)	City of Franklin, Tennessee (Police Department)
Subrecipient's Unique Entity Identifier (SAM)	E91GFR3AMMD5
Federal Award Identification Number (FAIN)	69A37525300004020TN0
Federal award date	10/01/2025
Subaward Period of Performance Start and End Date	10/01/2025 - 09/30/2026
Subaward Budget Period Start and End Date	10/01/2025 - 09/30/2026
Assistance Listing number (formerly known as the CFDA number) and Assistance Listing program title.	20.600, State and Community Highway Safety
Grant contract's begin date	10/01/2025
Grant contract's end date	09/30/2026
Amount of federal funds obligated by this grant contract	$40,000.00
Total amount of federal funds obligated to the subrecipient	$40,000.00
Total amount of the federal award to the pass-through entity (Grantor State Agency)	$7,468,389.33
Federal award project description (as required to be responsive to the Federal Funding Accountability and Transparency Act (FFATA)	State and Community Highway Safety
Name of federal awarding agency	National Highway Traffic Safety Administration (NHTSA)
Name and contact information for the federal awarding official	Atlanta Federal Center 61 Forsyth Street, SW Atlanta, GA 30303 Phone: (404) 562-3739 Fax: (404) 562-3763 E-mail: Region4@dot.gov
Name of pass-through entity	Tennessee Department of Safety and Homeland Security, Tennessee Highway Safety Office
Name and contact information for the pass-through entity awarding official	Buddy Lewis, Director Tennessee Highway Safety Office Tennessee Tower, 25th Floor 312 Rosa L. Parks Avenue Nashville, TN 37243 Telephone #: (615) 741-2589
Is the federal award for research and development?	No
Indirect cost rate for the federal award (See 2 C.F.R. §200.332 for information on type of indirect cost rate)	0%

Law Dept approved 09.17.25

Department of Safety & Homeland Security

TENNESSEE HIGHWAY SAFETY OFFICE
helping you ARRIVE

Tennessee Department of Safety & Homeland Security
Tennessee Highway Safety Office

SIGNATURE AUTHORITY CONSENT FORM

I Eric Stuckey as the City Administrator of
Name of Person Granting Signature Authority (Printed) — Title of Person Granting Authority

City of Franklin, TN hereby grant the person(s) identified below signatory authority
Name of Organization Receiving Grant

for the 2025-2026 grant awarded by the Tennessee Highway Safety Office. The following individual or individuals are entitled to sign all grant related documents on behalf of my organization.

Joe LeCates, Officer — Signature
Name and Title (Printed)

Sam Greer, Sergeant — Signature
Name and Title (Printed)

Amy Gossett, Fiscal Affairs — Amy F. Gossett
Name and Title (Printed) — Signature

The above signatory authority granted to the above individual(s) may be revoked by me or by my organization at any time by written notice to the Tennessee Highway Safety Office.

Eric S. Stuckey — 11-18-25
Signature of Person Granting Authority — Date

Law Dept approved 09.17.25

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-081

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

SUBJECT:

COF Contract No. 2026-0045, With Bruce Little For Parkland Impact Fee (Payment Of Fees Only) Agreement For 1213 Mulberry St.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Parkland Impact Fee (Payment of Fees Only) Agreement for 1213 Mulberry St.

BACKGROUND/STAFF COMMENTS:

The Owner is in the process of developing the property located at 1213 Mulberry St.(the "Development Project"), located in Parkland Quadrant 3of the City, consisting of 1 dwelling unit known as 1213 Mulberry St.

FINANCIAL IMPACT:

Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2025-04, Franklin Municipal Code §25-405 ("the "Ordinance"). The Owner's Parkland Impact Fee as set forth in the Ordinance is Five Thousand Two Hundred Sixty Eight and 00/100 Dollars ($5,268.00) per dwelling unit. The total Parkland Impact Fee obligation for this project is Five Thousand Two Hundred Sixty-Eight and No/100 Dollars ($5,268.00).

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge COF Contract No. 2026-0045, previously approved by the City Administrator.

PARKLAND IMPACT FEE (PAYMENT OF FEE ONLY)

AGREEMENT FOR 1213 MULBERRY STREET
BETWEEN THE CITY OF FRANKLIN AND COTTAGES OF MULBERRY, LLC
CONTRACT NO. 2026-0045

This PARKLAND IMPACT FEE AGREEMENT ("Agreement"), is made and entered into this 26th day of February, 2026 by and between the CITY OF FRANKLIN, TENNESSEE ("City") and Cottages of Mulberry, LLC ("Owner") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code and the Owner of that certain land known as 1213 Mulberry Street in Williamson County, Tennessee. The parties join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, the Owner is in the process of developing the property located at 1213 Mulberry Street (the "Development Project"), located in Parkland Quadrant 3 of the City, consisting of 1 dwelling unit known as 1213 Mulberry Street; and

WHEREAS, Parkland Impact Fees and Parkland Dedication Requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2025-04, Franklin Municipal Code § 25-405 (the "Ordinance"); and

WHEREAS, the Owner's Parkland Impact Fee as set forth in the Ordinance is Five Thousand Two Hundred Sixty-Eight and 00/100 Dollars ($5,268.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for this project is Five Thousand Two Hundred Sixty-Eight and 00/100 Dollars ($5,268.00). If the total number of dwelling units is equal to twelve (12) units or less, the total Parkland Impact Fee shall be paid up front. **For all developments platting together, fees shall be paid in full**.

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PAYMENT OF PARKLAND IMPACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. This Agreement is non-transferable to the successors or assigns of the Owner unless the successors assume the same obligations of the Owner in writing. Such assignment shall be provided to the City within fifteen (15) days of its occurrence. Upon assignment, the Owner shall be relieved from further liability under this Agreement.

3. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall ensure to their heirs, representatives, successors, and assigns.

Law Dept approved 02.23.26

4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

5. Notices. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Avenue South
Franklin, Tennessee 37065-0305

In the case of Owner:
Cottages of Mulberry, LLC
1113 Murfreesboro Road, Suite 106 – PMB 119
Franklin, Tennessee 37064

6. Entire Agreement. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

7. Personal Liability. No member, Mayor, Alderman, official, or employee of the City shall be personally liable to the Owner or any successor in interest in the event of any default or breach by the City, or for any amount which may become due to the Owner or successor or on any obligations hereunder.

8. Warranties/Limitation of Liability/Waiver. The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by the Owner to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq., for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.

9. Severability. If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

IN WITNESS WHEREOF, the said parties have hereunto set their signatures on this day and date first

above written.

CITY OF FRANKLIN, TENNESSEE

By: Eric S. Stuckey
Eric S. Stuckey, City Administrator
Date: 2-26-2026

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Cayce Anderson, a Notary Public of said State and County, personally appeared Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, has executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26th day of February, 2026.

Cayce Anderson
NOTARY PUBLIC

My Commission Expires: April 11, 2026

CAYCE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL

Approved as to Form:

By: William E. Squires
William E. Squires, Deputy City Attorney

Law Dept approved 02.23.26

COTTAGES OF MULBERRY, LLC

By: _____

Print Name: Bruce Little

Title: Owner

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Tennessee)

COUNTY OF Williamson)

On February 25th, 2026, before me, Jayden L Dildy, a Notary Public, personally appeared Bruce Edward Little JR who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

NOTARY PUBLIC

My Commission Expires: 01-30-2028



Law Dept approved 02.23.26

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-082

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

SUBJECT:

COF Contract No. 2026-0046, With Bruce Little For Parkland Impact Fee (Payment Of Fees Only) For 1217 Mulberry St.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Parkland Impact Fee (Payment of Fees Only) for 1217 Mulberry St.

BACKGROUND/STAFF COMMENTS:

The Owner is in the process of developing the property located at 1217 Mulberry St.(the "Development Project"), located in Parkland Quadrant 3of the City, consisting of 1 dwelling unit known as1217 Mulberry St.

FINANCIAL IMPACT:

Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2025-04, Franklin Municipal Code §25-405 ("the "Ordinance"). The Owner's Parkland Impact Fee as set forth in the Ordinance is Five Thousand Two Hundred Sixty Eight and 00/100 Dollars ($5,268.00) per dwelling unit. The total Parkland Impact Fee obligation for this project is Five Thousand Two Hundred Sixty-Eight and No/100 Dollars ($5,268.00).

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge COF Contract No. 2026-0046, previously approved by the City Administrator.

PARKLAND IMPACT FEE (PAYMENT OF FEE ONLY)

AGREEMENT FOR 1217 MULBERRY STREET
BETWEEN THE CITY OF FRANKLIN AND COTTAGES OF MULBERRY, LLC
CONTRACT NO. 2026-0046

This PARKLAND IMPACT FEE AGREEMENT ("Agreement"), is made and entered into this 27th day of February, 2026 by and between the CITY OF FRANKLIN, TENNESSEE ("City") and Cottages of Mulberry, LLC ("Owner") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code and the Owner of that certain land known as 1217 Mulberry Street in Williamson County, Tennessee. The parties join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, the Owner is in the process of developing the property located at 1217 Mulberry Street (the "Development Project"), located in Parkland Quadrant 3 of the City, consisting of 1 dwelling unit known as 1217 Mulberry Street; and

WHEREAS, Parkland Impact Fees and Parkland Dedication Requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2025-04, Franklin Municipal Code § 25-405 (the "Ordinance"); and

WHEREAS, the Owner's Parkland Impact Fee as set forth in the Ordinance is Five Thousand Two Hundred Sixty-Eight and 00/100 Dollars ($5,268.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for this project is Five Thousand Two Hundred Sixty-Eight and 00/100 Dollars ($5,268.00). If the total number of dwelling units is equal to twelve (12) units or less, the total Parkland Impact Fee shall be paid up front. **For all developments platting together, fees shall be paid in full**.

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PAYMENT OF PARKLAND IMPACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. This Agreement is non-transferable to the successors or assigns of the Owner unless the successors assume the same obligations of the Owner in writing. Such assignment shall be provided to the City within fifteen (15) days of its occurrence. Upon assignment, the Owner shall be relieved from further liability under this Agreement.

3. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall ensure to their heirs, representatives, successors, and assigns.

Law Dept approved 02.23.26

4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

5. Notices. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Avenue South
Franklin, Tennessee 37065-0305

In the case of Owner:
Cottages of Mulberry, LLC
1113 Murfreesboro Road, Suite 106 – PMB 119
Franklin, Tennessee 37064

6. Entire Agreement. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

7. Personal Liability. No member, Mayor, Alderman, official, or employee of the City shall be personally liable to the Owner or any successor in interest in the event of any default or breach by the City, or for any amount which may become due to the Owner or successor or on any obligations hereunder.

8. Warranties/Limitation of Liability/Waiver. The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by the Owner to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq., for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.

9. Severability. If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

IN WITNESS WHEREOF, the said parties have hereunto set their signatures on this day and date first

above written.

CITY OF FRANKLIN, TENNESSEE

By: Eric S. Stuckey
Eric S. Stuckey, City Administrator
Date: 2-27-2026

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Cayce Anderson, a Notary Public of said State and County, personally appeared Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, has executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 27th day of February, 2026.

Cayce A
NOTARY PUBLIC

My Commission Expires: April 11, 2026



Approved as to Form:

By: William E. Squires
William E. Squires, Deputy City Attorney

Law Dept approved 02.23.26

COTTAGES OF MULBERRY, LLC

By: _____

Print Name: Bruce Little

Title: Owner

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Tennessee)

COUNTY OF Williamson)

On February 25th, 2026, before me, Jayden L Dildy, a Notary Public, personally appeared Bruce Edward Little JR who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

NOTARY PUBLIC

My Commission Expires: 01-30-2028



Law Dept approved 02.23.26

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-0115

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

COF Contract No. 2026-0070, With Redi International, LLC For Pressure Washing Of The Thermal Hydrolysis Reactors At The Water Reclamation Facility

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF 2026-0070 tank and line cleanings for thermal hydrolysis reactors at the Water Reclamation Facility.

BACKGROUND/STAFF COMMENTS:

Redi Industrial is prepared to provide supervision, labor, and executional experience to support the industrial cleaning needs of the Franklin Water Reclamation Facility for tank and line cleanings of the THP reactors. Scope of work to include hydroblasting the existing build-up within the tanks, and hydroblasting the transfer lines associated with the tanks to remove fouling and build-up.

FINANCIAL IMPACT:

Estimated cost is $7,777.97 from budget code 431-82620-52213 under equipment repair and maintenance services.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge COF 2026-0070, previously approved by the City Administrator.

Docusign Envelope ID: 347C19FB-1670-44C1-842D-4FA8A3427C8F

CITY OF FRANKLIN, TENNESSEE
GENERAL SERVICES AGREEMENT
COF Contract No. 2026-0070

THIS GENERAL SERVICES AGREEMENT ("Agreement") is by and between the **City of Franklin, Tennessee**, ("City"), and **Redi Industrial Services, LLC** ("Vendor"), who mutually agree as follows:

DECLARATIONS. City desires to retain Vendor to provide engineering, related technical, and other services in connection with tank and line cleaning(s) for the THP Reactors located at the City's Water Reclamation Facility hereinafter referenced as the Project. The Project is described as follows:

TANK AND LINE CLEANING(S) FOR THP REACTORS LOCATED AT WATER RECLAMATION FACILITY

1. SCOPE OF SERVICES. Vendor shall provide tank and line cleaning services for the Project in accordance with the Scope of Services ("Services") as found in Attachment A which shall be considered as an integral part hereof.

2. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.

3. Vendor shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the amount of Seven Thousand Seven Hundred Seventy-Seven and 97/100 Dollars ($7,777.97).

The City Administrator approved this Agreement on the 10th **day of** March, **2026 under the authority granted by the Franklin Board of Mayor and Aldermen by Resolution 2022-84.**

Law Dept approved 03.02.26

Docusign Envelope ID: 347C19FB-1670-44C1-842D-4FA8A3427C8F

TERMS AND CONDITIONS FOR GENERAL SERVICES

ARTICLE 1. SERVICES. Vendor will:

1) Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent Vendors using the standards in the industry.
2) Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.
3) Unless provided for in the Project Scope of Services (Attachment A), Vendor shall perform all services with its own forces (employees). Should sub-vendors be proposed to be used in the Project, a listing of said sub-vendors with services to be performed shall be provided. After approval of this Agreement, no substitute for sub-vendors shall be allowed unless approved by City.
4) Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

1) Provide Vendor with all information regarding the Project, which is available to, or reasonably obtainable by, the City.
2) Guarantee to Vendor that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Vendor's compensation.

ARTICLE 3. GENERAL CONDITIONS.

1) Vendor, by the performance of services covered hereunder, does not in any way assume, abridge, or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.
2) Vendor shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Vendor.
3) Neither City nor Vendor may assign or transfer its duties or interest in this Agreement without written consent of the other party.
4) ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Vendor's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Vendor agree to allocate and limit such liabilities in accordance with this Article.
5) INDEMNIFICATION. Vendor agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Vendor's negligent act, error, or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Vendor and City, they shall be borne by each party in proportion to its own negligence.

a) SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

1) TERMINATION FOR CONVENIENCE. The City may, when in the interests of the City, terminate performance under this Agreement with the Vendor, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Vendor specifying when termination becomes effective. The Vendor shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Vendor shall stop work when such termination becomes effective. The Vendor shall also terminate outstanding orders and subcontracts for the affected work. The Vendor shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Vendor to assign the Vendor's right, title, and interest under termination orders or subcontracts to the City or its designee. The Vendor shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information, and contract rights as the Vendor has in its possession or control. When terminated for convenience, the Vendor shall be compensated as follows:
    a) The Vendor shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing, or other data required by the City. If the Vendor fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Vendor the amount the City deems the Vendor is due.
    b) The City and the Vendor may agree to the compensation, if any, due to the Vendor hereunder.
    c) Absent agreement to the amount due to the Vendor, the City shall pay the Vendor the following amounts:
        i) Contract costs for labor, materials, equipment, and other services accepted under this Agreement;
        ii) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Vendor's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Vendor would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Vendor under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

Docusign Envelope ID: 347C19FB-1670-44C1-842D-4FA8A3427C8F

2) TERMINATION FOR CAUSE. If the Vendor does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel, or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment, and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Vendor or others, may terminate the performance of the Vendor, in whole or in part at the City's sole option, and assume possession of the Project plans and materials and may complete the work.

   In such case, the Vendor shall not be paid further until the work is complete. After completion has been achieved, if any portion of the Agreement Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Vendor. Otherwise, the Vendor shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

   In the event the services of the Vendor are terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section, and the provisions of Section 1 shall apply.
3) TERMINATION FOR NON-APPROPRIATION. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 1.
4) The City's rights under this Article shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCHEDULE.

1) TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.
2) FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies, or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

3) Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Vendor's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 6. USE OF DOCUMENTS, DATA.

1) All documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Vendor pursuant to this Agreement are instruments of service in respect to the Project. Vendor shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Vendor) whether or not the Project is completed.
    a) USE OF DATA SYSTEMS. Ownership, property interests, and proprietary rights in data systems used by Vendor do not extend to the data created by or supplied to Vendor by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.
    b) DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Vendor if a request for data or documents has been made and shall give Vendor a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Vendor waives any right to confidentiality of any document, e-mail, or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Vendor agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Vendor's representation that materials supplied by Vendor (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Vendor and Vendor assumes control over that claim.
2) By execution of this Agreement, Vendor and its sub-vendor(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Vendor or its sub-Vendor(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Vendor is limited to the printed copies that are delivered to the Vendor pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Vendor only for the Project as described herein. City's posting or publication of such documents created by Vendor for City shall constitute fair use and shall not constitute an infringement of Vendor's copyright, if any.
3) Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Vendor. Files in electronic media format of text, data, graphics, or of other types that are furnished by Vendor to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or

information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

4) Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Vendor shall not be responsible to maintain documents stored in electronic media format after acceptance by City.
5) When transferring documents in electronic media format, Vendor makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Vendor at the beginning of this Project.
6) City may make and retain copies of documents for information and reference in connection with use on the Project by the City, or its authorized representative. Such documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Vendor, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Vendor or to Vendor's sub-vendors.
7) If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
8) Any verification or adaptation of the documents for extensions of the Project or for any other project will entitle Vendor to further compensation at rates to be agreed upon by City and Vendor.

ARTICLE 7. INSURANCE.

1) During the performance of the services under this Agreement, Vendor shall maintain the following minimum insurance:
    a) General Liability Insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 annual aggregate.
    b) Automobile Liability Insurance with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.
    c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of $500,000 for each occurrence.
2) Vendor shall add the City as an additional insured on all policies unless otherwise prohibited.
3) Vendor shall, upon execution of this Agreement, furnish City Certificates of Insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.
4) No insurance, of whatever kind or type, is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction

contract, such requirements for insurance coverage and Performance Bonds by the Project's construction contractor as City deems adequate to indemnify City, Vendor, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 8. PAYMENT.

1) City will pay Vendor for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Vendor's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.
2) Vendor shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Vendor's services exceeding the original Scope of Services.
3) TRAVEL; EXPENSES. City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 9. MISCELLANEOUS PROVISIONS.

1) EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, City and Vendor shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability, or marital status. City and Vendor will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability, or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
    a) Vendor shall insert the foregoing provision in all contracts relating to this Project.
2) TITLE VI – CIVIL RIGHTS ACT OF 1964. City and Vendor shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.
    a) Vendor shall insert the foregoing provision in all contracts relating to this Project.
3) NO THIRD-PARTY RIGHTS CREATED. City and Vendor each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives, and partners of such other party in respect to all provisions of this Agreement. The services provided for in this Agreement are for the sole use and benefit of City and Vendor.

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Vendor.

4) WARRANTIES/LIMITATION OF LIABILITY/WAIVER. City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Vendor to limit its liability shall be void and unenforceable.
5) IRAN DIVESTMENT ACT. By 1) entering into this Agreement and/or by 2) submission of a bid or proposal to the City of Franklin, the Vendor and each person signing on behalf of any vendor, certifies, and in the case of a joint bid or proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that neither they, nor any assignee of the resulting contract, is on the list created pursuant to Tenn. Code Ann. § 12-12-106. The Vendor further certifies that it shall not utilize any subcontractor/sub-vendor identified on the list created pursuant to Tenn. Code Ann. § 12-12-106.
6) NON-BOYCOTT OF ISRAEL. Except for any contract with a total potential value of less than $250,000, each Vendor, except those with fewer than ten employees, and each person signing on behalf of any such Vendor, by entering into this agreement certifies, under penalty of perjury, that, to the best of its knowledge and belief, such Vendor is not currently engaged in, and will not, for the duration of any such contract, engage in, a boycott of Israel, as that term is defined in Tenn. Code Ann. § 12-4-119.

ARTICLE 10. EXTENT OF AGREEMENT.

1) APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.
2) ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Vendor for this Project and supersedes all prior negotiations, representations, or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Vendor.

ARTICLE 11. DISPUTE RESOLUTION, BREACH.

1) If a dispute should arise relating to the performance of or payment for the services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.
2) BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 12. SURVIVAL.
The provisions contained in this General Services Agreement shall survive the completion of or any termination of the Agreement, contract, or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

REDI INDUSTRIAL SERVICES, LLC

Signed by:
By: Jason Harville
2A36594B3CAF4BA...
Print Name: Jason Harville
Title: Business Development Director
Date: 3/3/2026

CITY OF FRANKLIN, TENNESSEE

DocuSigned by:
By: Eric Stuckey
ED3688F4049D49E...
Printed Name: Eric S. Stuckey
Title: City Administrator
Date: 3/10/2026

Approved as to Form:

DocuSigned by:
Shauna Billingsley
5065D136BCE64F0...
Shauna R. Billingsley, City Attorney

Law Dept approved 03.02.26

Docusign Envelope ID: 347C19FB-1670-44C1-842D-4FA8A3427C8F

Redi Industrial

Franklin Water Reclamation Facility

Tank & Line Cleanings
Proposal 26G0113-1

Redi Industrial, LLC
455 Downes Terrace, Louisville, Kentucky 40214

COF CONTRACT NO. 2026-0070
ATTACHMENT A

Docusign Envelope ID: 347C19FB-1670-44C1-842D-4FA8A3427C8F

Redi Industrial

Tank Cleaning

455 Downes Terrace, Louisville, Kentucky 40214

Cover Letter

January 13, 2026

City of Franklin, TN Water Reclamation Facility
135 Claude Yates Drive
Franklin, TN 37064

Attention: Taylor Hopkins

Reference: Tank and Line Cleanings

RFP #: N/A

Mr. Hopkins,

Redi Industrial is pleased to have the opportunity to provide this proposal for the Tank and Line cleanings at your Franklin, TN facility. Redi Industrial is prepared to provide supervision, labor, and executional experience to support the industrial cleaning needs of your Franklin Water Reclamation Facility.

We trust that this proposal will be responsive to your needs and will demonstrate our understanding of the work and our desire to support this opportunity. If you should have any questions, need additional information, or wish to discuss this proposal in further detail, please do not hesitate to contact us.

We look forward to continuing to develop our relationship with Franklin Water Reclamation Facility on this scope and other future projects. Thank you for considering Redi Industrial as your full asset life cycle services provider. We are excited to hear from you soon.

Best Regards,

Jason Harville
Redi Industrial, LLC
Director of Business Development
(502) 616-3822

Docusign Envelope ID: 347C19FB-1670-44C1-842D-4FA8A3427C8F

Scope of Work

No formal scope of work has been provided for this opportunity. Below are key objectives that Redi Industrial will focus on for the tank and line cleanings at the water reclamation facility.

1) Hydroblast the existing build-up within the tank tanks.
2) Hydroblast the transfer lines associated with the tanks to remove fouling and build-up.

General Approach

The approach to follow is outlined in good faith, based on the scope of work that is understood and Redi Industrial's experience with work similar to this.

The work shall be generally approached in the following manner:

1) Once LO/TO has been completed, the Redi team will hydroblast the tanks utilizing a 3D cleaning head to remove the existing build-up of material. The Redi team will hydroblast all six (6) tanks, one after another, until completed.
2) Once the tanks have been successfully cleaned, the Redi team will move to transfer lines, cleaning them one after another until all lines have been cleaned.
3) When all tanks and lines have been inspected for appropriate levels of cleanliness, the Redi team will break-down all equipment and demobilize.
4) For this project, Redi Industrial intends to utilize the following resources:
    - Labor: three (3) personnel
    - Equipment: one (1) 15k hydroblasting pump, one (1) 3D cleaning head, one (1) small lance RHD, and one (1) support truck
    - Materials: all necessary hydroblast hoses, tooling, and hydroblasting PPE (hard hat, face shield, rain suits, gloves, steel-toe boots, safety glasses, and ear plugs)
5) Redi anticipates one (1) shift of twelve (12) hours to complete the project.
6) The exact date for this work is TBD but anticipated for February/March 2026.
7) Additional resources (labor and/or equipment) will be available upon request.

Site Requirements

- Franklin Water Reclamation Facility is to provide a single point of contact for daily instruction, guidance, and overall support.
- Franklin Water Reclamation Facility is to manage transportation of waste and final disposal (if necessary).
- Franklin Water Reclamation Facility is to provide daily safe work permits (SWP).
- Franklin Water Reclamation Facility is required to facilitate the implementation of Lockout / Tagout (LOTO) protocols.

Docusign Envelope ID: 347C19FB-1670-44C1-842D-4FA8A3427C8F

Proposal Price

Below is Redi Industrial's estimated cost per shift and total estimated cost for the industrial cleaning services outlined in the above Scope of Work. This estimate is being provided as a budgetary estimate to complete the SOW provided. Please note that this estimate is based on an estimated one (1) shift of work. Final invoicing will reflect the actual number of shifts/hours necessary to complete the project.

Redi Industrial			
Description	**Estimated Shift Cost**	**Estimated No. of Shifts**	**Estimated Cost**
Mobilization (round trip)			$ 2,061.96
Tank and Line Cleanings	$ 5,716.01	1	$ 5,716.01
Total Estimate			**$ 7,777.97**

**Mobilization for the crew is included in the above rates. Additional crews/resources will be subject to mobilization charges per the time and material rates on file with Franklin Water Reclamation Facility.*

***Work on nationally recognized holidays will be subject to time and material holiday rates as outlined in the time and material rates on file with Franklin Water Reclamation Facility.*

General Terms and Conditions

- **Straight time** is the first eight (8) hours in each workday Monday through Friday.
- ***Overtime*** will be charged more than 8 hours on weekdays and weekends (Sat and Sun).
- ***Double time*** will be charged for all personnel services on holidays (New Years, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve, and Christmas Day).
- ***Travel time*** will be charged from the nearest Redi Industrial Office to customer facility unless otherwise agreed upon in writing.
- ***Per-Diem*** at $175/day/employee.
- All hourly equipment has a four (4) hour ***Minimum Charge***.
- All charges for equipment, labor, and materials are from gate to gate unless otherwise agreed upon in writing.
- ***Materials*** provided by ***Redi Industrial,*** outside of the items listed herein, will be charged at cost plus 20%.
- ***Third-party charges*** *that run through* ***Redi Industrial*** *will be charged* ***at cost*** plus 20%.
- ***Rental Equipment*** provided by ***Redi Industrial*** but not listed herein will be charged at Cost plus 20%.
- Customer is responsible for all ***mobilization & demobilization charges*** for equipment and services dispatched from non-local offices.
- ***Special equipment/PPE*** will be charged at cost plus 20%.
- ***Redi Industrial*** will charge an additional ***Fuel Surcharge*** for all fuel-burning equipment as follows:

  (To see weekly gasoline and diesel prices by region, you may click https://www.eia.gov/petroleum/gasdiesel/)

Fuel Price range	Surcharge Amount
Less than $3.50	0%
$3.50 - $3.99	3.6%
$4.00 - $4.49	6.2%
$4.50 - $4.99	8.9%
$5.00 - $5.49	11.6%
$5.50 - $5.99	14.2%
$6.00 - $6.49	16.9%
$6.50 - $6.99	19.5%

Fuel Prices above ***$7.00*** *will be further evaluated.*

Docusign Envelope ID: 347C19FB-1670-44C1-842D-4FA8A3427C8F

- ***Payment terms*** are net30 days from the invoice date for eligible customers (email Contracts@RediUSA.com for credit application). An interest of 1.5% per month will be charged for any outstanding customer balance exceeding 30 days. If ***Redi Industrial*** incurs attorney fees and other collection costs to collect outstanding obligations, the customer will pay for such expenses.
- The rates displayed on this document assume that these services will be paid with cash, ACH, or check within ***30 days of invoicing***. If paid with a credit card, a 4% premium will be added to these rates to cover credit card processing fees.
- If ***Redi Industrial*** is required to submit invoice(s) via 3rd Party administrative applications, a 3% surcharge of the total invoiced amount will be applied to offset the additional administrative costs.
- ***Redi Industrial*** will not be liable for any delay or performance failure resulting from any **Force Majeure event**. The term "Force Majeure", as used in ***Redi Industrial's*** business relationship, means causes that are not within the control of the party or parties claiming Force Majeure and include but are not limited to, acts of God, including fire, floods, frosts, landslide, washout, atmospheric disturbances, lightning, storm, tornado, or earthquakes, acts of public enemy or terrorists, including war, riot, blockage, insurrection, or civil disturbances, strikes or lockouts.

Redi Industrial

Franklin Water Reclamation Facility

Tank & Line Cleanings
Proposal 26G0113-1

Redi Industrial, LLC
455 Downes Terrace, Louisville, Kentucky 40214

455 Downes Terrace, Louisville, Kentucky 40214

COVER LETTER

January 13, 2026

City of Franklin, TN Water Reclamation Facility
135 Claude Yates Drive
Franklin, TN 37064

Attention: Taylor Hopkins

Reference: Tank and Line Cleanings

RFP #: N/A

Mr. Hopkins,

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We look forward to continuing to develop our relationship with Franklin Water Reclamation Facility on this scope and other future projects. Thank you for considering Redi Industrial as your full asset life cycle services provider. We are excited to hear from you soon.

Best Regards,

Jason Harville
Redi Industrial, LLC
Director of Business Development
(502) 616-3822

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PROPOSAL PRICE

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Redi Industrial			
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- If ***Redi Industrial*** is required to submit invoice(s) via 3rd Party administrative applications, a 3% surcharge of the total invoiced amount will be applied to offset the additional administrative costs.
- ***Redi Industrial*** will not be liable for any delay or performance failure resulting from any Force Majeure event. The term "Force Majeure", as used in ***Redi Industrial's*** business relationship, means causes that are not within the control of the party or parties claiming Force Majeure and include but are not limited to, acts of God, including fire, floods, frosts, landslide, washout, atmospheric disturbances, lightning, storm, tornado, or earthquakes, acts of public enemy or terrorists, including war, riot, blockage, insurrection, or civil disturbances, strikes or lockouts.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0204

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kevin Townsel, Director of Human Resources

SUBJECT:

COF Contract No. 2026-0104, With Midwest Employers Casualty Excess WC Fraud Warning Supplement Required With City's Surety Bond Issuance For Self-Insured Workers Compensation Prgoram

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2026-0104.

BACKGROUND/STAFF COMMENTS:

The City of Franklin is required to secure and supply a bond to the State of Tennessee for our Workers Compensation Self-Insured program that we started July 1, 2020. In conjunction with that process, we are required to provide proof of excess WC insurance coverage. Midwest supplies that for the City through a competitive bid process. This supplement is something Midwest requires from the City of Franklin to ensure we don't knowingly or intentionally provide false claim information.

FINANCIAL IMPACT:

There is no financial impact to the City of Franklin regarding the Fraud Warning Statement.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge COF Contract No. 2026-0104, previously approved by the City Administrator.

Midwest Employers Casualty
a Berkley Company

COF Contract No. 2026-0104

Response Required

Name of Insurer: Midwest Employers Casualty Company

Policy Number: EWC009714

Effective Date: 01/01/2026
Expiration Date: 01/01/2027

Insured: City of Franklin, TN

Response required on the following items:

Form	Description
Fraud Warning Supplement	Sign and Return

14755 North Outer Forty Drive, Suite 300 Chesterfield, MO 63017
(636) 449-7000 www.MECasualty.com

Law Dept approved 02.24.26

Midwest Employers Casualty
a Berkley Company

COF Contract No. 2026-0104

Fraud Warning Supplement

Insurer: Midwest Employers Casualty Company

Policy Number: EWC009714
Effective Date: 01/01/2026

1. Name of Applicant: City of Franklin, TN

2. Address: 109 3rd "Ave S, Franklin, TN 37064

Fraud Warning Statements

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance containing any materially false information or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects that person to criminal and civil penalties (In Oregon, the aforementioned actions may constitute a fraudulent insurance act which may be a crime and may subject the person to penalties). (In New York, the civil penalty is not to exceed five thousand dollars ($5,000) and the stated value of the claim for each such violation). (Not applicable in AL, AR, AZ, CO, DC, FL, KS, LA, ME, MD, MN, NM, OK, RI, TN, VA, VT, WA AND WV).

Applicable in AL, AR, AZ, DC, LA, MD, NM, RI AND WV: Any person who knowingly (or willfully in MD) presents a false or fraudulent claim for payment of a loss or benefit or who knowingly (or willfully in MD) presents false information in an application for insurance is guilty of a crime and may be subject to fines or confinement in prison.

Applicable in Colorado: It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company, penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the department of regulatory agencies.

Applicable in Florida and Oklahoma: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (In FL, a person is guilty of a felony of the third degree).

Applicable in Kansas: Any person who, knowingly and with intent to defraud, presents, causes to be presented or prepares with knowledge or belief that it will be presented to or by an insurer, purported insurer, broker or any agent thereof, any written statement as part of, or in support of, an application for the issuance of, or the rating of an insurance policy for personal or commercial insurance, or a claim for payment or other benefit pursuant to an insurance policy for commercial or personal insurance which such person knows to contain materially false information concerning any fact material thereto; or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act.

Applicable in Maine, Tennessee, Virginia and Washington: It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties may include imprisonment, fines or a denial of insurance benefits.

Applicable in Utah: Any person who knowingly presents false or fraudulent underwriting information, files or causes to be filed a false or fraudulent claim for disability compensation or medical benefits, or submits a false or fraudulent report or billing for health care fees or other professional services is guilty of a crime and may be subject to fines and confinement in state prison.

THE UNDERSIGNED IS AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT AND REPRESENTS THAT REASONABLE INQUIRY HAS BEEN MADE TO OBTAIN THE ANSWERS TO QUESTIONS ON THIS APPLICATION. HE/SHE REPRESENTS THAT THE ANSWERS ARE TRUE CORRECT AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE.

2-25-2026
Date

Eric S. Stuckey
Applicant's Signature

Eric Stuckey
Print Applicant's Name

City Administrator
Print Applicant's Title

14755 North Outer Forty Drive, Suite 300 Chesterfield, MO 63017
(636) 449-7000 www.MECasualty.com

Law Dept approved 02.24.26

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0268

DATE: 3/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Glenn Johnson, Fire Chief

SUBJECT:

COF Contract No. 2026-0124, With Rolling Hills Community Church For Rental Of Facilities To Hold A Banquet Celebrating And Honoring The Firefighters And Personnel Of The Franklin Fire Department

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a rental agreement between Rolling Hills Community Church and the City of Franklin to secure a venue to hold the annual awards banquet celebrating the firefighters and personnel of the Franklin Fire Department.

BACKGROUND/STAFF COMMENTS:

The Fire Department has successfully secured space at Rolling Hills Community Church for this banquet in past years. Due to the large number of attendees at this event last year and expected for this year, rental of the Main Auditorium is required to accommodate all personnel, friends, and family as reflected in the increased cost.

FINANCIAL IMPACT:

The financial impact of this contract is $4,340 and is included in the current approved budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge COF Contract No. 2026-0124, previously approved by the City Administrator.

Docusign Envelope ID: 9CE902A6-BDB5-4F80-9ACB-8FABE6E9789C

ROLLING HILLS
COMMUNITY CHURCH

Rental Policy & Agreement

Law Dept approved 03.10.26

Docusign Envelope ID: 9CE902A6-BDB5-4F80-9ACB-8FABE6E9789C

Table of Contents

Statement	Pages 3 – 4
Event Request Guidelines & Procedures	Pages 5 – 6
Support Service Policy	Page 9
Rental Agreement	Pages 10 - 13
Exhibit A: Event Information & Fee Structure	Page 14
Signature Page	Page 15 -16
Exhibit B: Catering Rules	Page 17
Exhibit C: Miscellaneous Rental Rules	Page 18

Docusign Envelope ID: 9CE902A6-BDB5-4F80-9ACB-8FABE6E9789C

FACILITY RENTAL GUIDELINES FOR ROLLING HILLS COMMUNITY CHURCH
- STATEMENT -

Church Facility Use Policy

Rolling Hills Community Church's (RHCC) facilities at all campuses have been provided by God through people's tithes and offerings. The church desires that its facilities be used for bringing glory to God and connecting people to Jesus Christ through worship, discipleship and service. Although the facilities are not generally open to the public, we make our facilities available to approved Non-Partners as a witness to our faith, in a spirit of Christian charity, and as a means of demonstrating the gospel of Jesus Christ to our community.

However, facility use will not be permitted to persons or groups holding, advancing, or advocating beliefs or practices that conflict with the church's faith or moral teachings, which are summarized in, among other places, the church's constitution and bylaws and the Baptist Faith and Message. Nor may church facilities be used for activities that contradict, or are deemed inconsistent with, the church's faith or moral teachings. The Executive Pastor or the Leadership Team will be the final decision-maker(s) concerning use of church facilities.

This policy is necessary for two important reasons. First, the church may not in good conscience materially cooperate in activities or beliefs that are contrary to its faith. Allowing its facilities to be used for purposes that contradict the church's beliefs would be material cooperation with that activity and would be a violation of the church's faith and religious practice (2 Cor. 6:14; 1 Thess. 5:22).

Second, it is very important that the church present a consistent message to the community and that the church staff and Partners conscientiously maintain that message as part of their witness to the gospel of Jesus Christ. Allowing facilities to be used by groups or persons who express beliefs or engage in practices contrary to the church's faith would have a severe, negative impact on the message that the church strives to promote. It could also cause confusion and scandal to church Partners and the community because they may reasonably perceive that by allowing use of our facilities, the church agrees with the beliefs or practices of the persons or groups using its facilities.

Therefore, in no event shall persons or groups who hold, advance, or advocate beliefs, or advance, advocate, or engage in practices that contradict the church's faith use any church facility. Nor may church facilities be used in any way that contradicts the church's faith. This policy applies to all church facilities at each campus, regardless of whether the facilities are connected to the church's corporate worship space.

Approved Users and Priority of Use

The Executive Pastor and/or church Leadership must approve all uses of church facilities. Generally, priority shall be given to church Partners, their immediate families, and organized groups that are part of the ministry, organization, or sponsored activities of the church. Church facilities and equipment will be made available to Non-Partners or outside groups meeting the following qualifications:

1. Groups or persons requesting facility use must affirm that their beliefs and practices and planned uses of the facilities are consistent with the church's faith and practice.
2. The group or person seeking facility use must submit a signed "Outside Event Request" form.
3. The group or person seeking facility use must be willing to take responsibility for the facilities and equipment used and must agree to abide by the church's rules of conduct for facility use, as stated below and as described in any additional instructions by church staff.

I affirm that:

1. I understand that the church does not allow its facilities to be used in a way that contradicts its faith or by persons or groups holding beliefs that contradict the church's faith.
2. To the best of my knowledge the purpose for which I am requesting use of church facilities will not contradict the church's faith, and I commit to promptly disclose any potential conflict of which I am aware or become aware to church staff.
3. I am not aware of any beliefs that are professed by me or the organization I represent, and which is requesting use of the church's facilities that contradict the beliefs of the church. I agree to promptly disclose any potential conflicts in belief to church staff.
4. I understand that upon approval of my facilities use request, I will need to provide a security deposit in the amount requested, a certificate of insurance for at least $1 million of coverage, and any other fees required by the church.
5. I understand that the church does not allow its facilities to be generally available to the public, and that my use of these facilities is subject to the Executive Pastor's approval, which is conditioned in part on my agreement to the requirements in this document, a copy of which I have read and understood.
6. I understand that the City of Franklin will be responsible for any damages to the church facilities resulting from this proposed use of facilities.
7. The church believes disputes are to be worked out between parties without recourse to the courts. See, generally, Matthew 18 and 1 Corinthians 6. Accordingly, users of the facility agree to attempt resolution of any disputes through Christian mediation.

FOR CITY OF FRANKLIN:

Name: Eric S. Stuckey, City Administrator

Signature: DocuSigned by: Eric Stuckey CD3688F4049D49E...

Date: 3/10/2026

Docusign Envelope ID: 9CE902A6-BDB5-4F80-9ACB-8FABE6E9789C

EVENT REQUEST GUIDELINES & PROCEDURES

Guidelines

All event requests by Partners or Non-Partners must align with the stated mission, vision, and values of RHCC. Unless stated within the approved application, the requesting organization does not have exclusive rights to the entire building and other events may be occurring at the same time in other areas of the Church.

The facility of RHCC exists to sustain and grow the ministries of the church. The ministries of the church have priority in reserving space and time in the facility. If more than one request for facilities use is made for the same date, the order of priority is as follows:

1. Church programming, activities, events and ministries will always have first priority.
2. Church member requests, including weddings or funerals, will have second priority.

The philosophy of external or Non-Partner groups requesting the use of the RHCC facilities must be consistent with the stated mission, vision, and values of RHCC.

Non-church events will not be placed on the calendar more than six months in advance without the approval of the Senior Leadership Team. Weddings will not be placed on the calendar more than 12 months in advance without approval of the Senior Leadership Team.

Rental Procedures

1. Fill out the ***Rolling Hills Community Church Event Request Form*** and submit.
2. If the requested event date is available, our Special Events team will submit the request to the Leadership Team for review***. Please note: this could take 5-7 business days.***
3. The Leadership Team will review all rental requests at their weekly Monday morning meeting.
4. If the event is approved by Leadership, a brief call with the Special Events Coordinator will be set up to determine all the needs of the event from a A/V and Facility standpoint.
5. A quote and a Rental Agreement will be drafted.
6. Lessee will need to sign the RHCC Rental Agreement (see page 10), and a security deposit will be due to secure the date.
7. Any exception to these procedures must be approved by the Executive Pastor and/or the Leadership Team.

Time of Use

Normal Schedule: The facilities may be available for use on Monday-Friday from 8:00 a.m. until 9:00 p.m. and on Saturday from 8:00 a.m. to 8:00 p.m. Any facility requests for approved church holidays (listed below) must be approved by the Leadership Team and may result in surcharges for rooms and support services. If the facility is needed outside the normal schedule, arrangements must be made at time of booking, which will result in a surcharge for rooms and/or spaces used.

Holidays

New Year's Day (January 1)
Good Friday (Friday before Easter)
Memorial Day (last Monday in May)
Independence Day (July 4)
Labor Day (first Monday in September)
Thanksgiving (fourth Thursday in November)
Day after Thanksgiving
Christmas Week (December 25- December 31)

Wedding Policies
If you're interested in scheduling a wedding at RHCC, either the BRIDE or GROOM must be Partners and regular attenders of RHCC. Verification of regular attendance requires a signed letter from a Pastor at RHCC. You can get a copy of this letter from the Special Events Department.

For non-members, whose parents or grandparents are Partners of RHCC, special consideration will be made by the Leadership team.

For more information, to schedule a consultation, or to continue the process of scheduling a wedding, please contact the Special Events Coordinator, 615.861.3663.

Funeral Policy
- Funeral services will be provided to the partners of RHCC and their immediate families. Exceptions to this rule will be made by the Leadership Team.
- Funeral scheduling is to be coordinated through the Special Events Coordinator at 615.861.3663.
- A meeting with our Pastor of Care and Connections will be set-up to determine desires of family.

Instrument Usage Policy
Musical instruments are not available on a regular basis to church partners. However, in certain circumstances permission may be granted for use. The following guidelines apply to those certain circumstances in which permission is granted:
- Special Events Coordinator will request permission to utilize instruments from the Worship Arts Team.
- The church does not provide a player for any instrument. It is the responsibility of the party using the equipment to contract separately for someone to play it.
- No flowers, ribbons, or decorations of any kind may be affixed in any way to any church-owned musical instruments.

RHCC reserves the right to refuse use of any instrument in the event of a schedule conflict. In addition, no instrument can be moved from the church building. Musical instruments inside the building are not to be moved for any reason. If a move is required, only persons approved by the Worship Team are to be used.

Lift Policy
Only persons trained and approved by the Facilities Management Team are allowed to operate a RHCC provided lift.

SUPPORT SERVICE POLICIES

Audio Visual

For events at RHCC that need A/V support

- Before a Rental Agreement is signed, we will need to determine basic A/V needs for event (screen, sound, lighting, streaming, cameras, etc.)
- Confirm rough estimates on the length of event where A/V is needed (sound check + actual event).
- These quotes will be included in the Rental Agreement.

One Month Prior to Event

- Meeting with both RHCC A/V and Special Events Team will be scheduled
  - Confirm all equipment that Lessee would like for event; if additional equipment is needed for rental, we will provide an estimate and update Rental Agreement.
  - Copies of any digital/media files, soundtracks, draft run-of-show, etc.
- For large events, a dry run inside the venue with audio-visual may be required. This will need to be scheduled at this time to take place at least one week prior to the event.

One Week Prior to Event

- All final copies of digital/media files, soundtracks, run-of-show, etc. **DUE**
- Run through event with A/V Team (if applicable)

Security

For events at RHCC with an expected attendance of 50 or more, arrangements for police/security is required. Once the event has been approved, the Special Events Team will secure the proper security/police. A second officer is required for events with over 200 in attendance. The current rate per officer coverage is $45/HR with a three (3) hour minimum required.

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ROLLING HILLS COMMUNITY CHURCH

Event Date: March 26, 2026

2026 ROLLING HILLS COMMUNITY CHURCH RENTAL AGREEMENT

This **Event Space Rental Agreement** (the "**Rental Agreement**") is made and entered into this _____ day of March by and between Rolling Hills Community Church ("**Lessor**"), and City of Franklin, Tennessee ("**Lessee**").

1. **PREMISES AND RENTAL PERIOD.** Lessor hereby leases to Lessee, in accordance with the terms and provisions of this Rental Agreement, the space designated in **Exhibit "A"** attached hereto (the "**Premises**"), which Premises are located in 1810 Columbia Ave. Franklin, TN 37067.

2. **RENTAL FEE AND SECURITY DEPOSIT.** Lessee agrees to pay to Lessor a rental fee in the total amount of $4,340.00 the "**Rental Fee**") for the use of the Premises in accordance with the terms and conditions of this Rental Agreement. A security deposit in the amount of $400.00 (the "**Security Deposit**") is due upon the execution and delivery of this Rental Agreement and is **non-refundable**. The balance of the Rental Fee, and any additional fees due hereunder, are due and payable at least 30 business days prior to the date of the Event. Lessee acknowledges that a preferred caterer may also be leasing a portion of the Premises for the purpose of catering the Event. No refunds will be given to events cancelled within in 7 days of event date.
   Covid-19 or other health impact requiring cancellation within 24 hours of the event will result in a full refund minus the deposit. The number of attendees allowed at the event will be determined by the local guidelines set on the day of the event. In addition, the Lessee is responsible for providing staff to help maintain safe social distancing guidelines as outlined by the CDC and local health officials, and will provide any additional protective gear or sanitation tools needed to host people at their event.

3. **HOLD HARMLESS, INDEMNIFICATION, RELEASE AND REIMBURSEMENT.** Neither Lessor, nor any of Lessor's members, successors, assigns, officers, employees, agents, contractors, or the heirs, administrators, executors and/or personal representatives of any of them (collectively, the "**Lessor Parties**") shall, in any event, be liable to Lessee, or any of Lessee's family members, guests, invitees, employees, contractors and/or agents (collectively, the "**Lessee Parties**") for any injury or death to Lessee or any of the other Lessee Parties, or any property damage, arising from Lessee's use of the Facility and/or the Premises.

   Lessee does hereby covenant with and agree to indemnify and hold harmless all of the Lessor Parties from and against any and all claims, damages, expenses, and/or liabilities, including, without limitation, any attorneys' fees, court costs and/or expenses incurred by Lessor in connection therewith, arising from Lessee's use of the Facility and/or the Premises (collectively, the "**Indemnified Claims**"). In consideration for the use of the Premises, Lessee shall and does hereby forever release and discharge the Lessor Parties from any and all Indemnified Claims.
   Lessee shall keep the Facility and the Premises in good condition, and shall not permit any unusual wear, damage, breakage and/or theft to occur. Lessee does further agree to reimburse Lessor, and to

repair and/or replace any and all damage to the Facility and/or the Premises, and to repair and/or replace any and all personal property therein, which may or might be damaged and/or lost while Lessee has the use and/or custody of the Premises. Lessor hereby strongly recommends that Lessee purchase an event liability insurance policy covering Lessee, and listing Lessee's successors and assigns as additional insureds, to cover any such damages. Lessee hereby acknowledges and agrees that, should Lessee elect not to purchase such insurance coverage, Lessee shall be solely responsible for such damages. Any and all amounts owed by Lessee to Lessor pursuant to this paragraph shall be paid by Lessee within 10 days after the Event.

Lessee hereby acknowledges and agrees that Lessor shall not be responsible for damage or loss of any item left in the Facility before and/or after the Event, and Lessor is hereby expressly released and discharged by Lessee from any and all liability for any such loss or damage.

4. **ALCOHOL.** Alcohol is not permitted on the premises. If found, the guest or Lessee will be removed by security.

5. **REMOVAL OF PERSONS FROM FACILITY.** Lessor reserves the right, though management, agents or police, to eject any objectionable person or persons from the Facility, and Lessee hereby waives any and all claims for damages against Lessor arising from such removal.

6. **DEFAULT**. In the event that Lessee violates any of the terms or conditions of this Rental Agreement (an "**Event of Default**"), Lessor shall have the right to immediately terminate this Rental Agreement without notice or refund, and Lessor may pursue any and all rights and/or remedies that may be available to it at law or in equity. In the event that, following an Event of Default, Lessor places in the hands of an attorney the enforcement of all or any part of this Rental Agreement, the collection of any Rental Fee or any other amount due and payable, or to become due and payable hereunder, or recovery of the possession of the Premises or any personal property rented pursuant to this Rental Agreement, Lessee shall pay all Lessor's attorneys' fees, court costs and expenses incurred by Lessor in connection therewith, whether suit is actually filed or not.

7. **FORCE MAJEURE (EXCUSE OF PERFORMANCE).** The performance of this agreement by Lessor is subject to acts of God, war, government regulations or advisory, disaster, fire, accident or other casualty, strikes or threats of strikes, labor disputes, civil disorder, acts and/or threats of terrorism, or curtailment of transportation services or facilities, or similar cause beyond the control of Lessor. Should the event be cancelled through a Force Majeure event, all fees paid by Lessee to Lessor will be returned within thirty (30) days or Lessor will allow for the event to be rescheduled, pending availability, with no penalty, and there shall be no further liability between the parties.

8. **UNFORSEEN EVENTS.** For the safety of all involved, should hazardous weather occur during the event, such as tornados, severe thunderstorms, lightning strikes, etc., Lessor reserves the right to mandate taking shelter, require bands and musicians to switch to acoustic entertainment only, adjust volumes or terminate recorded music until hazardous weather is deemed no longer a threat. If hazardous weather requires the evacuation of our property for the safety of our guests, the event will be terminated, and guests will be required to vacate the premises.
9. **DECORATIONS.** The following decorations are specifically prohibited at Rolling Hills Community Church—glitter, stickers, spray paint, liquid paint, burning objects, rice, streamers or poppers. Bubbles and flower petals may be used outside of buildings only. Balloons are allowed in approved areas; they are not permitted to be released outdoors within the church grounds. Water based fog machines are allowed. Oil based fog machines are not allowed. Lessee is responsible for any fees assessed resulting from the triggering of smoke alarms due to smoke machines. In addition, there will be a fee of $300.00 assessed if cleaning of smoke detectors is required.

    a. All decorations and equipment must be delivered and set up on the same day as the event and removed at the conclusion of the event unless other arrangements are pre-made with the Special

Events Coordinator. Lessor reserves the right to bill the sponsoring party for removal of any items left. Please inform your vendors that all pickups and deliveries of goods must be coordinated through the Special Events Office to ensure vendor access to building and/or rental space.

b. No furniture or decorative objects belonging to Lessor may be moved from their respective positions without the permission of the Special Events Office.
c. Do not hang anything from overhead mechanical installations.
d. Lessee is responsible for arranging the rental equipment needed for event.
e. Nothing may be nailed, tacked, taped, hung, stapled or affixed in any way to the facility, inside or out. All decorations, other than free standing, must be approved by the Special Events office. In no manner will Lessee permit any employee, guest or contracted party to deface, damage or otherwise injure Lessor's property or its facility.
f. Candles must be dripless and enclosed in a glass container of sufficient height to cover potential flame.
g. Lessors Special Events staff does not set up or break down equipment or furniture for the event. Due to liability, renter and/or caterer must provide adequate staff for set up, event and breakdown.
h. Renter is responsible for picking up all decorations at completion of event. A $500 fee will be charged for any decorations not removed by "Last Out" time agreed upon in Exhibit "A."
i. Please contact your Special Events Coordinator a minimum of two weeks prior to your event to determine set up arrangements.
j. Only Special Event Staff members are authorized to relocate furnishings due to fire codes.

10. LIABILITY INSURANCE. The Lessor is required to maintain a $1,000,000 liability insurance policy. The applicant must secure the policy as Lessor does not provide insurance.

a. The lessee must obtain, maintain, and provide proof of insurance with a minimum of one million dollars ($1,000,000.00) of General Liability coverage and five hundred thousand dollars ($500,000.00) in property damage claims, including contractual and personal injury liability coverage. Umbrella or excess liability insurance may be used to meet limit of liability requirements.
b. Upon request, Lessee will provide to Lessor duly executed certificates of insurance evidencing this coverage, together with satisfactory evidence of the payment of the premium thereon. Each certificate shall specify that the policy cannot be cancelled without providing Lessor at least 30 days prior written notice, that Lessor is named as an additional insured, and that the insurer waives any subrogation rights against Lessor.
c. VENDORS AND CONTRACTORS: All vendors and contractors providing services at Rolling Hills Community Church must carry adequate liability insurance. Any approved food vendor must be licensed with the Health Department. No homemade items may be sold or served at this facility. This applies to caterers, florists, bakeries, musicians and all other contracts. If requested, contractor must be able to provide verification of license and/or liability insurance.
d. Each policy required under this agreement shall contain a severability of interests' clause and will provide that renter's coverage shall be primary to any other insurance available to or maintained by Lessor, its subsidiaries and affiliates.

11. MISCELLANEOUS.

a. Compliance with Laws. Lessee shall comply with and shall cause all of the Lessee Parties to comply with, any and all applicable laws of the United States and the State of Tennessee, and any and all ordinances of the City of Franklin, in its use of the Facility and the Premises, and shall not permit anything to be done in the Facility and/or the Premises in violation thereof.
b. Authority. If Lessee is a corporation, partnership, limited liability company or other entity, Lessee warrants that all consents or approvals required of third parties (including but not limited to its Board of Directors, partners or members) for the execution, delivery and performance of this Rental Agreement have been obtained, and that Lessee has the right and authority to enter into and perform its covenants contained in this Rental Agreement.
c. Joint and Several Liability. If Lessee comprises more than one person, or is a corporation, partnership,

committee or other entity, the liability hereunder of all such persons, corporations, partnerships or other entities shall be joint and several. The undersigned guarantor guarantees all obligations of Lessee pursuant to this Rental Agreement.

d. Governing Law; Jurisdiction. This Rental Agreement shall be construed as a Tennessee contract, and interpreted according to the laws of the State of Tennessee. To the extent permitted by applicable law, the parties hereby irrevocably submit to personal jurisdiction in the State of Tennessee and in the Chancery Court for Williamson County, Tennessee for the enforcement of their respective obligations hereunder, and waive any and all personal rights under the law of any other state to object to jurisdiction within Tennessee for the purposes of litigation to enforce such obligations.
e. Amendment. This Rental Agreement may not be altered or amended, except by an instrument in writing signed by Lessor and Lessee.
f. Attachments. All exhibits, riders, addenda and other attachments to this Rental Agreement shall be deemed a part hereof and are incorporated by reference herein.
g. COVID-19 Warning. By signing this Rental Agreement, the Lessee assumes all risks related to exposure to COVID-19 to both yourself and the attendees present. Risk of exposure to COVID-19 subsists in all public places with people in attendance due to its contagious nature and can lead to extreme sickness and death. The Lessor is not responsible in the case where the Lessee or those in attendance contract COVID-19. The Lessee maintains the responsibility of providing protective gear (i.e. face masks), hand sanitizer, and other protective items to the attendees and must also hold attendees to social distancing guidelines.

(Signatures on Following Page)

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EVENT SPACE RENTAL AGREEMENT
EXHIBIT "A"

EVENT INFORMATION

GROUP: City of Franklin

EVENT DATE(S) Thursday, March 26, 2026

RENTED AREA(S) Main Auditorium

APPROXIMATE # ATTENDEES 300

CAMPUS Rolling Hills Community Church (Franklin)

SCHEDULE

- **SETUP:** 11:00 a.m.
- **EVENT START:** 6:15 p.m.
- **EVENT END:** 7:30 p.m.
- **CLEAN UP:** 7:30 p.m.
- ***LAST OUT:** 9:00 p.m.

**** A FEE OF $150.00 PER HOUR WILL BE CHARGED FOR REMAINING ON PREMISES AFTER THE "LAST OUT" TIME LISTED ABOVE. PLEASE SEE DEPARTURE AND LATE FEE CLAUSE UNDER ADDITIONAL INFORMATION FOR MULTI-DAY RENTAL.***

Additional Information:

This Agreement is entered into by and between the City of Franklin, Tennessee ("the Hosting Party") and Rolling Hills Community Church, Franklin Campus ("the Venue").

Clean-Up and Facility Maintenance

The Hosting Party shall be solely responsible for all setup and cleanup associated with their use of the Venue. This includes, but is not limited to:

* The setup and removal of any decorations, equipment, or other items brought onto the premises by the Hosting Party.

* The removal and proper disposal of all trash, including waste generated from food, concessions, or catering services.

* The Hosting Party shall ensure that any additional cleaning or restoration required to return the Venue to its original, pre-event condition is completed promptly and at their sole expense.

A/V

* The Hosting Party and the Audio/Video technician contracted by Rolling Hills Community Church, "the Venue," for this event have mutually agreed upon the basic A/V requirements, including screen, sound, lighting, streaming, cameras, and any other relevant equipment.

* The Hosting Party has provided an estimated duration for the event, encompassing sound check, tech run-throughs, setup, and the event itself.

* The Hosting Party has confirmed the specific equipment needed for the event.

* The quoted fees for A/V support, including equipment and the hours during which the Audio/Video technician contracted by the Venue will be working or providing services, are included in the pricing outlined in this contract.

* Any additional equipment, digital files, or services not explicitly specified in this contract or communicated via email or phone will be billed directly to the Hosting Party following the event.

* If the actual hours of service provided to the Hosting Party by the Audio/Video technician contracted by the Venue, as quoted in this contract or communicated via email or phone, exceed the specified duration, the Hosting Party will be invoiced for the additional hours after the event.

Departure and Late Fee

* The Hosting Party shall adhere to the above schedule and shall fully vacate the Venue no later than 9:00 PM on March 26, 2026. A fifteen (15) minute grace period shall be permitted, ending promptly at 9:15 PM on March 26, 2026.

* Failure by the Hosting Party to vacate the Venue by the end of the grace period shall result in a late fee of one hundred dollars ($100.00) per hour, or any portion thereof, for each additional hour the Venue remains occupied.

* The Venue reserves the right to invoice the Hosting Party for any such late fees, which shall be payable in accordance with the payment terms set forth in this Agreement.

Security and Police Officer Requirements

* The Hosting Party shall be responsible for securing appropriate event security, including the provision of two officers from the Franklin Police Department, as the standard security fee has been waived.

* One officer shall be assigned to manage traffic flow immediately before and after the event. Upon completion of traffic duties, both officers shall remain onsite to provide security coverage for the duration of the event.

* Failure to comply with this security requirement will result in a fee of one thousand dollars ($1,000.00), payable by the Hosting Party to Rolling Hills Community Church, the Venue. In addition, the Hosting Party will be prohibited from hosting any future events at the Venue.

IN WITNESS WHEREOF, the parties hereto have executed this Rental Agreement on the date first above.

Lessor:

Signed by:
Crystal Labro
2A8F8F8F8CD6407...

Sign Name: crystal.labro@rollinghills.church

Print Name: Crystal Labro

Title: Communication and Events Project Manager

Date: 3/10/2026

Lessee:

DocuSigned by:
Eric Stuckey
0B3688F4649D49E...

Signature:

Print Name: Eric S. Stuckey

Title: City Administrator

Company: City of Franklin, Tennessee

Date: 3/10/2026

FEES

RENTAL FEE $2,800.00

AV/TECH FEE $1,140.00

SECURITY/TRAFFIC FEE $0

ADDITIONAL MISC FEE $400.00 (Porter/Room Conversion)

TOTAL $4,340.00

SECURITY DEPOSIT $400.00 **due at booking, applied to rate, non-refundable. PLEASE NOTE THE DATES FOR YOUR EVENT ARE NOT HELD UNTIL THE SECURITY DEPOSIT AND SIGNED CONTRACT HAS BEEN RECEIVED.**

Additions:
Any additional rentals of rooms, pipe and drape, a/v equipment, etc. not outlined in this rental agreement shall be invoiced the night of the event, by the Lessor, and paid within 5 business days of the event.

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EVENT SPACE RENTAL AGREEMENT
EXHIBIT "B"

CATERING RULES

1. NO SMOKING AT ANY TIME.
2. LIABILITY INSURANCE IS REQUIRED FROM ALL CATERERS.
3. THOSE USING FACILITY ARE LIABLE FOR ANY DAMAGE TO THE PREMISES AND FOR CLEANING UP AFTER THE EVENT.
4. LESSOR AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR SIGNING OR RECEIVING ANY DELIVERIES.
5. ALL TRASH AND GARBAGE MUST BE BAGGED AND PLACED IN THE DUMPSTER AT THE CONCLUSION OF THE EVENT.
6. LESSOR'S EMPLOYEES ARE RESPONSIBLE FOR OPERATING ALL HEATING AND AIR CONDITIONING UNITS.

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EVENT SPACE RENTAL AGREEMENT
EXHIBIT "C"

MISCELLANEOUS RENTAL RULES

1. SMOKING IS **PROHIBITED** IN THE FACILITY AND ON THE PREMISE.
2. KEEP ALL EXITS UNOBSTRUCTED.
3. DO NOT BORROW ANY TABLES OR CHAIRS FROM OTHER AREAS OF THE FACILITY.
4. ALL EQUIPMENT BROUGHT INTO THE BUILDING MUST HAVE NON-MARKING TIRES.
5. ALL TRASH AND GARBAGE MUST BE BAGGED OR IN APPROPRIATE CONTAINERS AT THE CONCLUSION OF THE EVENT.
6. LESSOR'S EMPLOYEES ARE RESPONSIBLE FOR OPERATING ALL LIGHTING, HEATING AND AIR CONDITIONING UNITS. LESSEE WILL BE HELD LIABLE FOR ANY ELECTRICAL SURCHARGE RESULTING FROM IMPROPERLY OPERATING UNITS OR EXCESSIVE UTILITY USAGE.
7. LIVE MUSIC, BANDS, AND DISC JOCKEYS ARE WELCOME IN ALL THE EVENT SPACES BUT MUST MAINTAIN A NOISE LEVEL THAT DOES NOT DISTURB MERCHANTS OR OTHER PARTIES THAT ARE TAKING PLACE AT THE FACILITY. IF DURING AN EVENT THE MUSIC CONTINUES TO DISTURB OTHER GROUPS, MANAGEMENT RESERVES THE RIGHT TO INTERCEDE BY HAVING THE ENTERTAINMENT MODIFIED OR DISCONTINUED.
8. CHILDREN MUST BE KEPT IN THE AREA WHICH HAS BEEN LEASED AND MONITORED. LESSOR SHALL NOT BE RESPONSIBLE FOR INJURY TO ANYONE DUE TO THE NEGLIGENCE OF THEMSELVES OR OF PARENTS. ALL MINORS ARE TO BE SUPERVISED BY AN ADULT.